



26 Oakham Grove

| LE65 2QP | Guide Price £350,000

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& LUND

- Guide Price £350,000 to £365,000
- Modern Kitchen With Integrated Appliances
- Downstairs WC And A Family Bathroom
- Enclosed Rear Garden Backing onto the Park
- Council Tax Band D
- Four Bedroom Detached Home
- Spacious Lounge/Diner with Patio Doors to the Rear Garden
- Off Road Parking For Multiple Vehicles and a Detached Single Garage
- EPC Rating C
- Freehold





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Royston and Lund are pleased to present this well presented 4 bedroom detached family home in a quiet cul-de-sac, backing onto an open park area. The property is within walking distance to the Market Town of Ashby-de-la-Zouch.

The ground floor features an entrance hallway, a modern kitchen with integrated appliances including an induction hob, extractor fan, double oven, fridge, freezer and feature radiator and a door to the outside of the property. A spacious lounge/diner runs the full width of the property with dual aspect windows and patio doors opening into the rear garden. There is an additional reception room, ideal as a study or playroom. In addition, there is a downstairs WC.

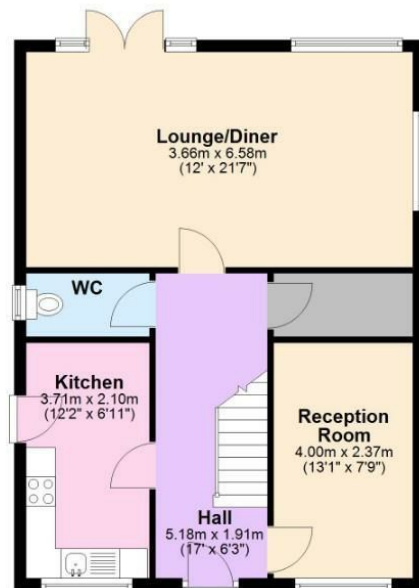
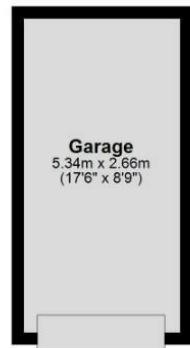
The first floor has four bedrooms all of a good size, two to the rear and two to the front of the property; with built in storage in two of the rooms. A contemporary three-piece family bathroom with a shower over the bath, completes.

Outside, this home benefits from an enclosed rear garden, a driveway providing parking for multiple vehicles, and a single detached garage.



Ground Floor

Approx. 72.4 sq. metres (779.7 sq. feet)



Total area: approx. 122.9 sq. metres (1322.9 sq. feet)

First Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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