



5 Devonia Road, Oadby, Leicester. LE2 4UJ

- Three Double Bedroom Detached Property
- Ideal Family Home In This Sought After Location In Oadby
- Ent Area, WC, Kitchen
- Lounge/Diner & Second Reception Room Perfect For Flexible Use
- Landing, Three Double Bedrooms, Family Bathroom
- Driveway Providing Car Standing, Rear Garden With Shed
- Gas Fired Central Heating System & Double Glazing
- Early Viewing Essential To Appreciate The Size, Style And Layout Of This Lovely Home
- EPC Rating D & Council Tax Band D



PROPERTY DESCRIPTION

A well presented three double bedroom detached home in this sought after estate location in Oadby. Offering spacious and flexible accommodation throughout; a perfect first time or family home. In brief the property comprises of entrance area giving access to WC, second reception room which could be used as play room, formal dining or separate lounge. The kitchen has a window to the front and is fitted with a range of wall and base units, integrated oven hob and extractor and large storage cupboard. The rear facing lounge diner is a great size with patio doors with shutters to the rear and stairs up to the first floor. The first floor landing gives access to the three good sized double bedrooms the primary benefiting from built in wardrobes and sink with vanity. The accommodation is complete with the family bathroom fitted with three piece suite with shower over bath. The property also benefits from gas central heating throughout, working alarm system & has a boarded loft with pull down ladder. External to the front there is a driveway with off road parking for several vehicles, front garden and gated side access. To the rear is a private garden with large patio area, lawn, a mix of wall and fence surround, mature shrubs and shed. Early viewing is highly recommended to appreciate the layout, size and style. EPC rating D & Council Tax band D.



ROOM DESCRIPTIONS

Ent Area

WC

Family Room

17' 11" x 8' 7" (5.46m x 2.62m)

Kitchen

10' 8" x 10' 8" (3.25m x 3.25m)

Lounge Diner

20' 1" x 10' 11" (6.12m x 3.33m)

Landing

Bedroom

12' 8" into robes x 10' 8" (3.86m x 3.25m)

Bedroom

10' 6" plus bay x 9' 7" (3.20m x 2.92m)

Bedroom

13' 2" max x 9' 3" (4.01m x 2.82m)

Family Bathroom

External

Driveway

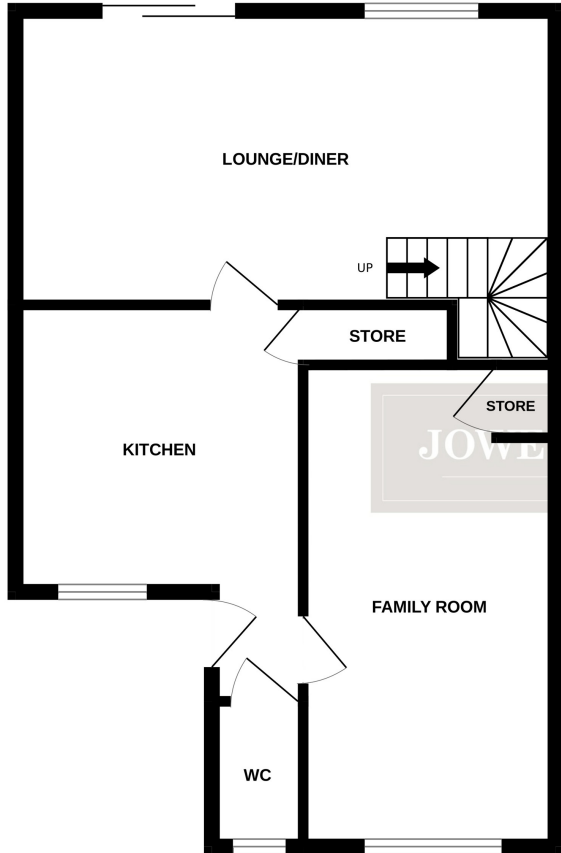
Front Garden

Rear Garden

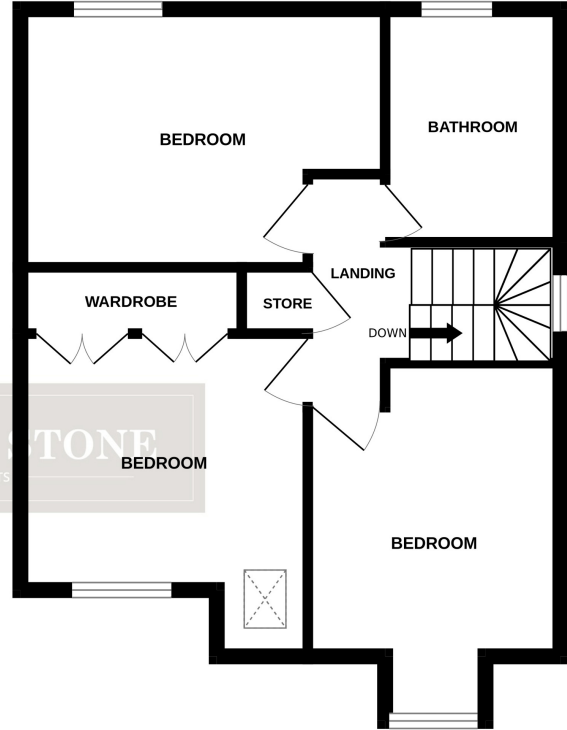


FLOORPLAN & EPC

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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