



5 Devonia Road, Oadby, Leicester LE24UJ

MOORE
& YORK



Property at a glance:

- Three Double Bedroom Detached Home
- Sough After Location
- Easy Access Local Facilities & Highly Rated Schools
- Ideal Home For Growing Family
- Gas Central Heating, Double Glazing & Cavity Wall Insulation
- Nicely Appointed Throughout
- Viewing Essential

£380,000 Freehold



Welcome to this charming and spacious three double bedroom detached house located in the sought-after residential area of Oadby. Perfectly positioned for young and growing families and professionals alike, this delightful property offers a blend of comfort, style, and functionality within a vibrant and friendly community. Boasting two generous reception rooms, a modern kitchen, and a well-appointed bathroom, this is a ideal home for a young and growing family. Step inside to discover a thoughtfully designed layout that maximises natural light and space briefly comprising cloakroom/WC, sitting room, fully equipped kitchen and lounge/dining room overlooking gardens Upstairs, you will find three well-proportioned bedrooms and a three piece family bathroom. Additional benefits of this wonderful home include ample off-street parking to the front and a nicely presented easily maintainable landscape garden to rear. Situated in Oadby, this property benefits from excellent local amenities, including well renowned schools, shops, and recreational facilities. With excellent transport links nearby, you are just a short drive from Leicester city centre and major road networks.

DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

ENTRANCE LOBBY

CLOAKROOM/WC

Low level WC and wash hand basin, radiator, sealed double glazed window.

SITTING ROOM

17' 11" x 8' 7" (5.46m x 2.62m) Radiator, sealed double glazed window, fitted cupboard.



KITCHEN

10' 8" x 10' 8" (3.25m x 3.25m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four ceramic induction hob with extractor fan over set in stainless steel hood, integrated dishwasher, inset wine rack. radiator, sealed double glazed window, spotlights, fridge/freezer space, built in cupboard.

LOUNGE/DINING ROOM

20' 1" x 10' 11" (6.12m x 3.33m) Stairs leading to first floor accommodation, TV point, sealed double glazed patio door to rear garden, radiator.





FIRST FLOOR LANDING

Access to partially boarded and insulated loft space with pull down ladder.

BEDROOM 1

10' 8" x 10' 8" (3.25m x 3.25m) Double radiator, sealed double glazed window, built in wardrobes, Velux window, vanity sink unit.

BEDROOM 2

10' 6" x 9' 7" (3.20m x 2.92m) Radiator, sealed double glazed window, wardrobe recess.

BEDROOM 3

13' 2" x 9' 3" (4.01m x 2.82m) Double radiator, sealed double glazed window.

BATHROOM

7' 6" x 6' 8" (2.29m x 2.03m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, large tiled splash backs, radiator, sealed double glazed window

OUTSIDE

Easily maintainable landscaped garden to rear comprising circular and corner seating patio areas, evergreen and floral beds and borders, lawn area, gated access to side. Block paved driveway to front providing ample parking and open plan lawn area.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property and windows are double-glazed. Cavity wall insulation. Alarm system fitted

VIEWING

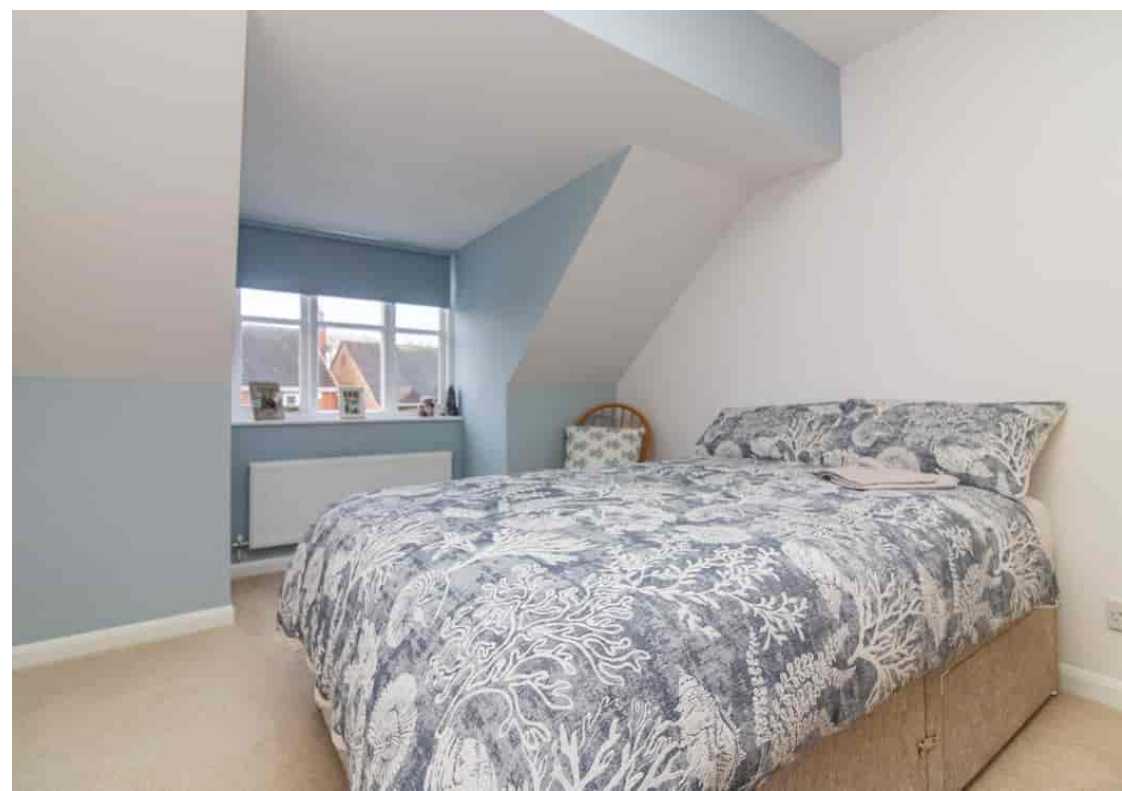
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor









ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

EPC RATING

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COUNCIL TAX BAND

Oadby & Wigston D

TENURE

Freehold

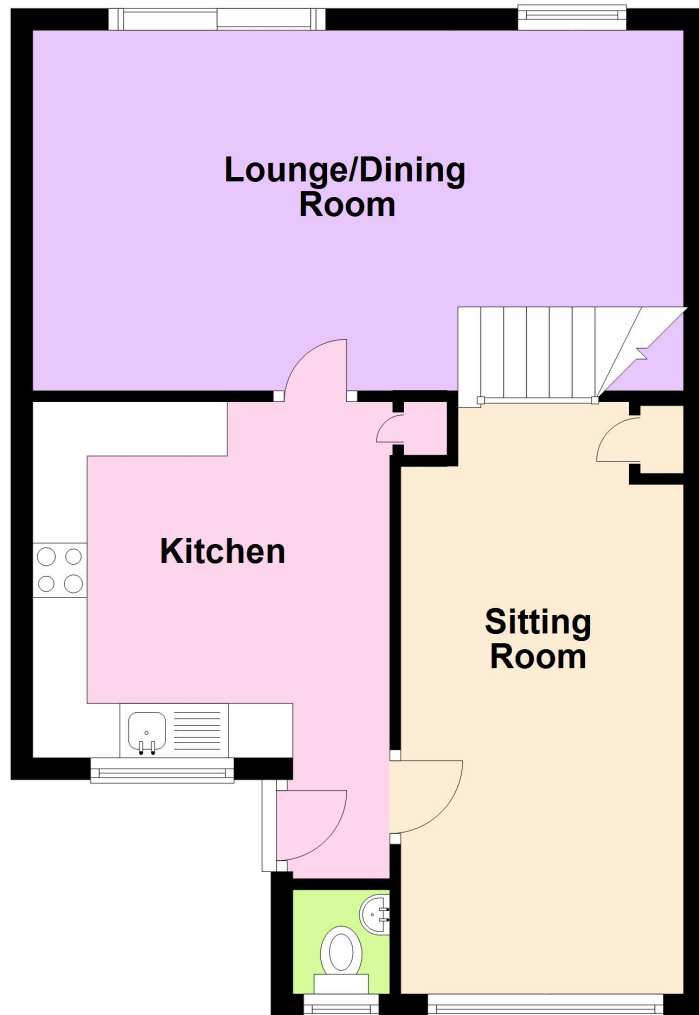
FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

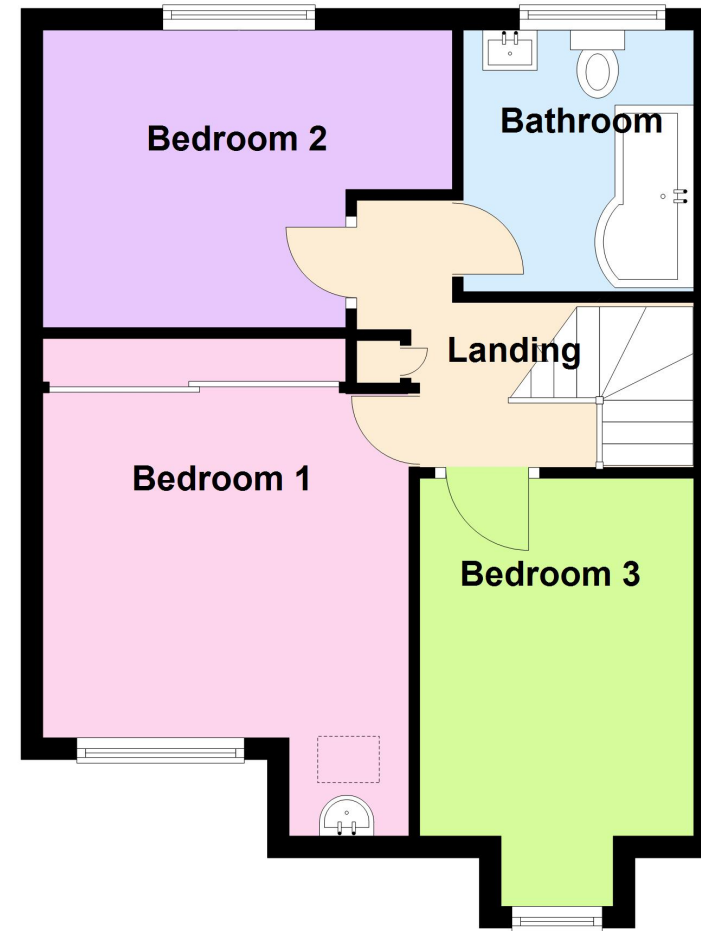
IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

