



58 Oakham Drive

| LE67 4SY | Guide Price £375,000

ROYSTON
& LUND

- *Guide Price of £375,000 to £395,000*
- Separate Kitchen/Diner/Utility
- Private South-West Facing Enclosed Garden
- Private Driveway Offering Ample Parking
- Council Tax Band - E
- Spacious 4-Bedroom Detached Home
- Convenient Downstairs WC + Family Bathroom
- Close To A Range Of Local Amenities
- EPC - C
- Freehold





Upon entry, you are welcomed into a hallway leading to a bright and airy living room, complete with a patio door opening onto a private, south-west facing enclosed garden. The ground floor also features a separate dining room, a well-appointed kitchen, a large utility room, a convenient downstairs WC, and a double garage with an electric remote-controlled door.

Upstairs, the landing provides access to four generously sized bedrooms, including a master bedroom with built-in wardrobes for added storage. The modern family bathroom is fitted with a WC, wash basin, separate shower, and bath.

Externally, the property boasts a private driveway at the front, offering ample parking. For added security and peace of mind, the home is equipped with an alarm system. Additionally, the entire house is fully double-glazed, enhancing energy efficiency and comfort.

Located near Warren Hills Nature Reserve, with excellent access to green spaces, schools, and everyday conveniences, this home is ideal for families seeking both comfort and practicality in a well-connected location.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(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

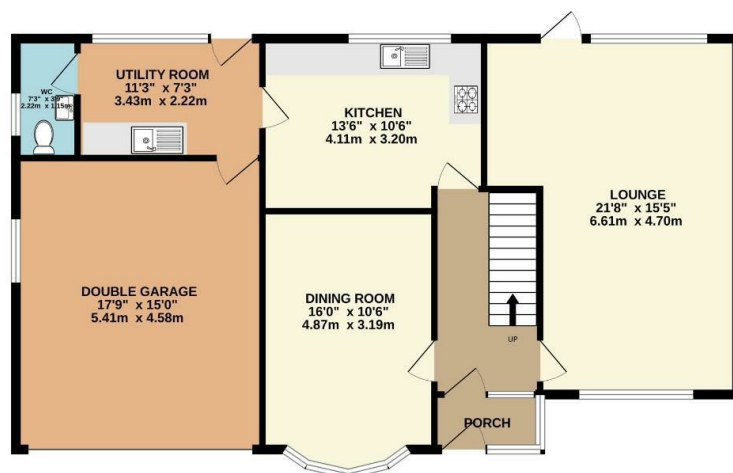
Environmental Impact (CO₂) Rating

	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		

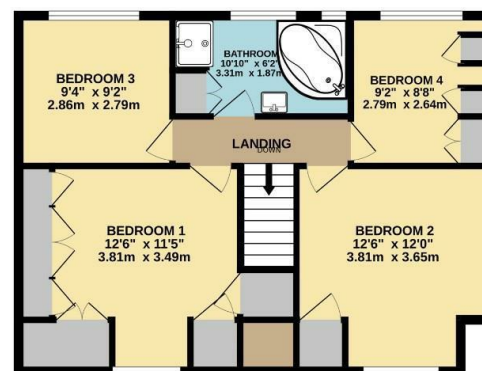
England & Wales EU Directive 2002/91/EC

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GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1686 sq.ft. (156.6 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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