

JAMES SELICKS

THE GOLDSMITH

STOUGHTON PARK
OFF GARTREE ROAD
OADBY
LEICESTERSHIRE
LE2 2GR

GUIDE PRICE £559,950



A beautifully designed and spacious four-bedroom new build home finished to a superb standard throughout, offering versatile living areas and thoughtful design touches, ideal for modern family life.

High-quality carpets and flooring throughout • high specification kitchen with integrated appliances • four double bedrooms • three bathrooms • single garage • turfed rear garden • 10-year NHBC warranty Buildmark policy • stamp duty contribution • predicted EPC - B

Location

The property enjoys a quiet cul-de-sac location within this development on Oadby's peripheries, flanked by some of Leicestershire most attractive open countryside. It offers excellent access to Oadby and the nearby city of Leicester with mainline rail link to London Saint Pancras in just over an hour. Its location house of range of popular state schooling with private schooling catered for by the nearby Leicester Grammar School and Leicester high school for girls.

Accommodation

The property is entered via a spacious entrance hall housing the stairs to the first floor, a practical cloakroom and generous storage cupboard. To the front of the house, a dining room provides an elegant setting for entertaining and a formal sitting room offers a welcoming space for relaxation.

At the heart of the home is the magnificent open-plan kitchen, breakfast, and family area, stretching the full width of the property and overlooking the rear garden. The family area is versatile, easily functioning as a snug, play room or even a bar area. French doors open directly to the garden, bringing the outside in. The kitchen boasts a practical U-shaped layout with a breakfast bar for informal dining, while a separate dining area provides space for a good-sized dining table. A utility room is conveniently positioned off the kitchen, with an external door.

The first floor landing houses two storage cupboards and gives access to the four bedrooms which are all doubles. The master and second bedrooms each have en-suite shower rooms whilst bedrooms three and four share the family bathroom.

Outside

The property enjoys excellent kerb appeal, with a gravelled frontage, driveway parking, a single garage and landscaped borders. To the rear, the garden features a lawn, patio seating area, maturing trees, and side access with dedicated bin storage.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Oadby & Wigston Council, **Tax Band:** E

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: None

Wayleaves, Rights of Way & Covenants: Management/Estate Charge: £94 (estimated)

Flooding issues in the last 5 years: None our Clients are Aware of.

Accessibility: None our Clients are Aware of.

Planning issues: None our Clients are Aware of.



Digitally staged with the use of AI



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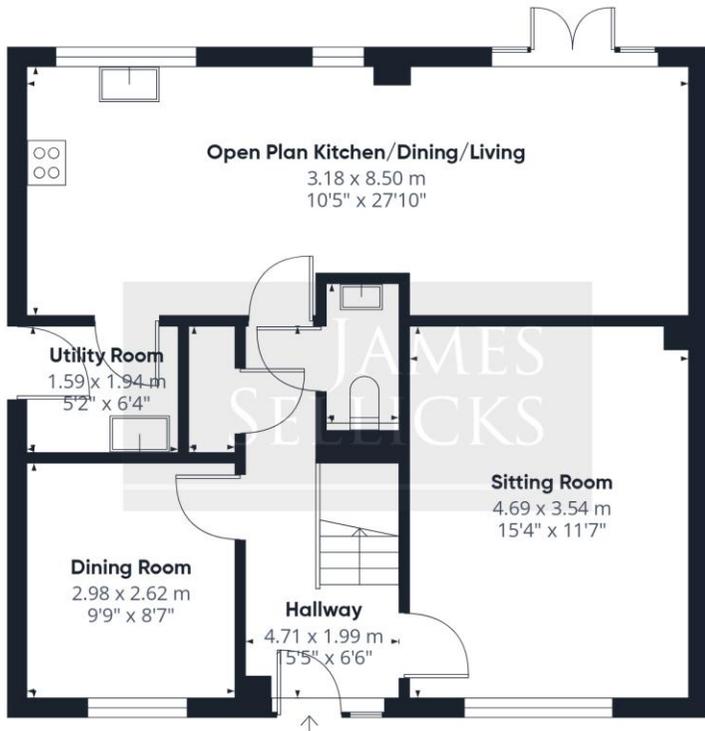


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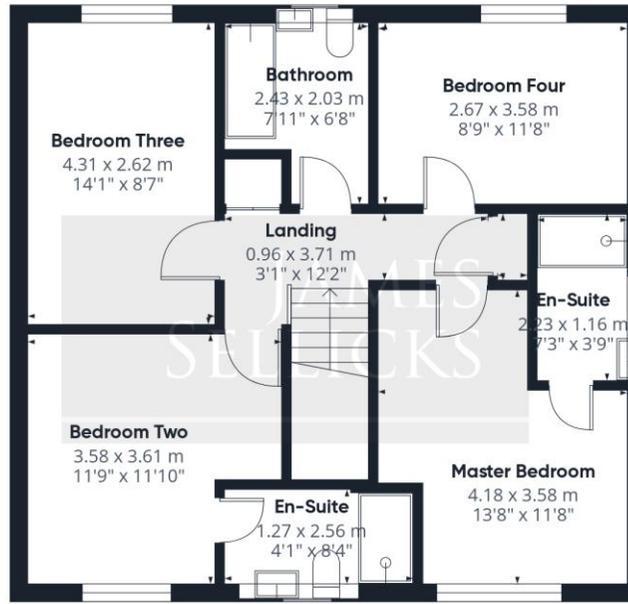


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Floor 1 Building 1

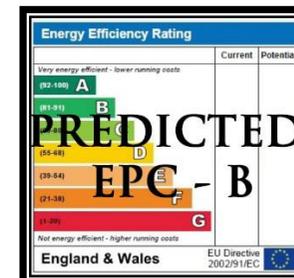


Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
145.2 m²
1561 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

