

JAMES  
SELICKS

GARTREE ROAD  
OADBY, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES





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## 117a Gartree Road

Oadby  
Leicester  
LE2 2FF

Situated on arguably Oadby's most prestigious road, a remodelled property that has been largely extended to offer spacious family accommodation.

Entrance porch | reception hall | cloakroom | sitting room | study | dining room | living kitchen | utility room | first floor galleried landing | four bedrooms | three en-suites | family bathroom | second floor landing | two large attic rooms | gated driveway | double garage | deep lawned rear gardens | EPC - gated driveway | double garage | deep lawned rear gardens | EPC - C

### LOCATION

Gartree Road has long been regarded as one of the most desirable locations anywhere within suburban Leicestershire, its popularity being derived not only from the high quality and substantial nature of the housing stock, but also because of the access to the city centre and professional quarters, delightful countryside, extremely popular schooling in both the state and private sector, access to local Hospitals and an excellent range of local sporting and leisure amenities. This property is offered with the Agent's strongest recommendation and early expressions of interest are invited.

### ACCOMMODATION

The property is entered via a porch with oak flooring and an arched window to the side elevation. The reception hall has an ornate limestone fireplace, panelled walls and a window to the front elevation. A ground floor cloakroom provides a low flush WC and wash hand basin. The sitting room has a cast iron fireplace with timber surround, two windows to the side and French doors to the rear elevation. A study with a cast iron fireplace has a bay window to the front and a further window to the side elevation. The dining room has three windows and French doors to the rear. The living kitchen has a good range of cream eye and base level units, a large island unit with beech blockwood preparation surfaces, a ceramic Belfast sink, five-ring gas hob with ceiling mounted extractor over, integrated dishwasher and fridge, twin ovens, an Inglenook fireplace, three windows to the side and French doors to the rear elevation. A utility room provides eye and base level units, stainless steel sink, plumbing for automatic washing machine, Worcester wall mounted boiler, access to the garage and a door to the side.





To the first floor a galleried landing with four windows to the front and rear elevations houses the stairs to the second floor. The master bedroom has built-in wardrobes, three windows to the side and rear elevations, a door leading onto a balcony and an en-suite with a white five piece suite comprising low flush WC, bidet, wash hand basin, panelled bath and a shower cubicle. Bedroom two has two windows to the side and rear elevations, a door to a balcony and an en-suite with a white three piece suite comprising low flush WC, wash hand basin and shower cubicle, window to the side. Bedroom three has a window to the front elevation and an en-suite with a white three piece suite comprising low flush WC, wash hand basin with cupboards and drawers beneath and a double shower cubicle. Bedroom four has a window to the front elevation. The family bathroom has a white three piece suite comprising high flush WC, pedestal wash hand basin, a freestanding bath on claw feet and a window to the side elevation.

To the second floor is a landing with a double glazed Velux rooflight. Attic room one has two double glazed Velux rooflights and a porthole window to the rear. Attic room two has a double glazed Velux rooflight and a porthole window to the front elevation.



## OUTSIDE

The property is accessed via twin electric iron gates with a large tarmac driveway providing car standing space, a lawned area and access to a double garage. To the rear of the property are deep lawned gardens with paved patios and a mature planting scheme.

## DIRECTIONAL NOTE

From the centre of Leicester travel via the A6 London Road, bearing left at the traffic light complex into Stoughton Road, becoming Gartree Road and over the next two roundabouts where the property can be located on the right hand side.



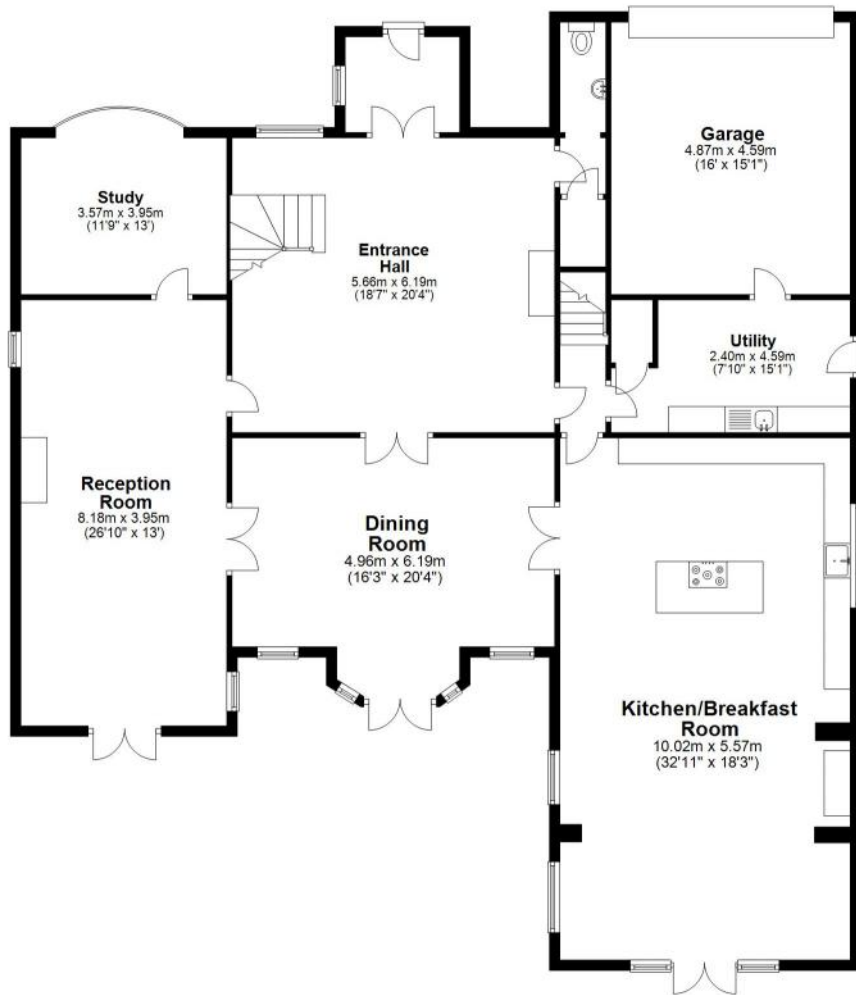






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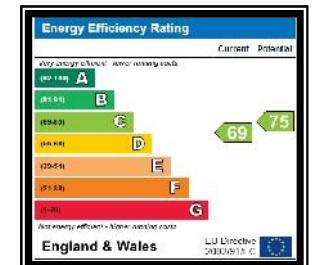




117A Gartree Road, Oadby, Leicester LE2

Total Approximate Gross Internal Floor Area = 4675 SQ FT / 434 SQ M

Measurements are approximate. Not to scale.  
For illustrative purposes only.







**JAMES  
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#### Measurements 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.

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