

JAMES  
SELLICKS

12 MEADOWCOURT ROAD

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OADBY  
LEICESTER LE2 2PB

GUIDE PRICE £795,000



Enjoy the perfect blend of period features and contemporary living with this imposing detached Edwardian property, built in 1926 by Gimson Building, the company set up by Ernest Gimson, the English arts and crafts architect, in the Deco style.

Located in the heart of Oadby and boasting almost 2,000 square feet of living accommodation, this beautiful home is brimming with character that has been refurbished and extended to provide a large kitchen, two reception rooms, a modern family room, four spacious bedrooms and two bathrooms, that will appeal to both growing families and downsizers.

Porch • reception hall • breakfast kitchen • utility room • cloakroom • sitting room • dining room • study • family room • landing • four double bedrooms • en-suite • family bathroom • driveway • beautiful south-facing rear gardens • studio • EPC - D

#### Location

Long recognised as one of the most favoured suburban locations anywhere within the County and situated just within Oadby on the Stoneygate border, Meadowcourt Road's popularity is derived from the quality and design of properties in the immediate vicinity, the convenience to shopping within Oadby village and the fashionable Allandale Road/Francis Street parades, sporting and leisure facilities and schooling in the state and private sector, plus access to the city centre with its professional quarters and mainline railway station providing access to London St Pancras in just over one hour.

#### Accommodation

An arched brick storm porch with a leaded window to the side, power points and flagstone flooring leads through an original wooden and stained glazed front door into the spacious reception hall, with beautiful original Parquet flooring and a return staircase rising to the first floor with built-in cupboards beneath, a feature wooden fireplace surround with tiled hearth, picture rail and a leaded window to the side. The stunning breakfast kitchen is the heart of this home, spanning 18 ft x 14 ft, a fantastic space, light and bright by virtue of windows to the front and side elevations, inset ceiling spotighting and feature pendant lights. There is tiled flooring throughout and an excellent range of eye and base level units and drawers, further built-in larder and hi-line cupboards, ample granite preparation surfaces and an island unit with a wooden wraparound breakfast bar area. Integrated appliances include a Bosch dishwasher and a Zanussi double oven and four-ring hob with a stainless steel splashback and extractor unit above. A tiled Inglenook houses a modern electric living flame effect fire. A utility room houses the wall mounted boiler and provides further units, space and plumbing for a washing machine and dryer, and access to a cloakroom with a two piece suite and a useful external undercover side area.

Double doors lead into the sitting room, an elegant space perfect for relaxing, with an open fire with wooden surround, tiled hearth and back providing a central focal point, and windows into a bay to the rear with uPVC French doors onto the garden. The dining room has a bay window to the rear, a wooden fireplace surround with inset gas fire and tiled back, picture rail and ceiling coving. A study area with a part lantern ceiling, a door to the garden, inset ceiling spotlights and bespoke shelving and cabinetry is open to a fantastic, modern family/garden room with wood effect flooring, bathed in natural light that pours in through the skylight, windows to three sides bi-fold doors leading onto the patio area.

A half landing boasts a beautiful stained glazed window to the side creating a striking feature, with the first floor landing providing access to the loft space, three areas with a skylight and wooden beam, ripe for conversion subject to the necessary planning consent (plans have been drawn up for a double bedroom and en-suite within this space).







The generous master bedroom features a bay window overlooking the rear garden, twin built-in double wardrobes, picture rail and a contemporary en-suite with an opaque glazed window to the side, tiled flooring, inset ceiling spotlights, a chrome heated towel rail and a three piece suite comprising a double tiled shower, an enclosed WC and a wash hand basin with storage beneath. Bedroom two has a bay window to the rear, stripped floorboards, picture rail and a tiled fireplace surround. Bedroom three has a window to the front and a built-in corner cupboard. Bedroom four has window to the front, a wash hand basin with storage beneath and a built-in double wardrobe. The bathroom is fully tiled with an opaque glazed window to the side and a four piece suite comprising a panelled bath, wash hand basin with storage beneath, an enclosed WC and a double shower enclosure.

#### Outside

The property is approached via a pretty lawned frontage set behind mature shrub borders, and a tarmac driveway providing off street car standing for several vehicles. Side access leads to pleasant, south-facing rear gardens, mainly laid to lawn with various patio entertaining/seating areas, lovely borders planted with a huge variety of plants, shrubs and trees, a covered gazebo, shed and separate studio, fully insulated with power and lights.

**Tenure:** Freehold. **Local Authority:** Oadby & Wigston Council, **Tax Band:** F

**Listed Status:** None. **Conservation Area:** Oadby Hill Top and Meadowcourt.

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

**Broadband delivered to the property:** Fibre, 70mbps.

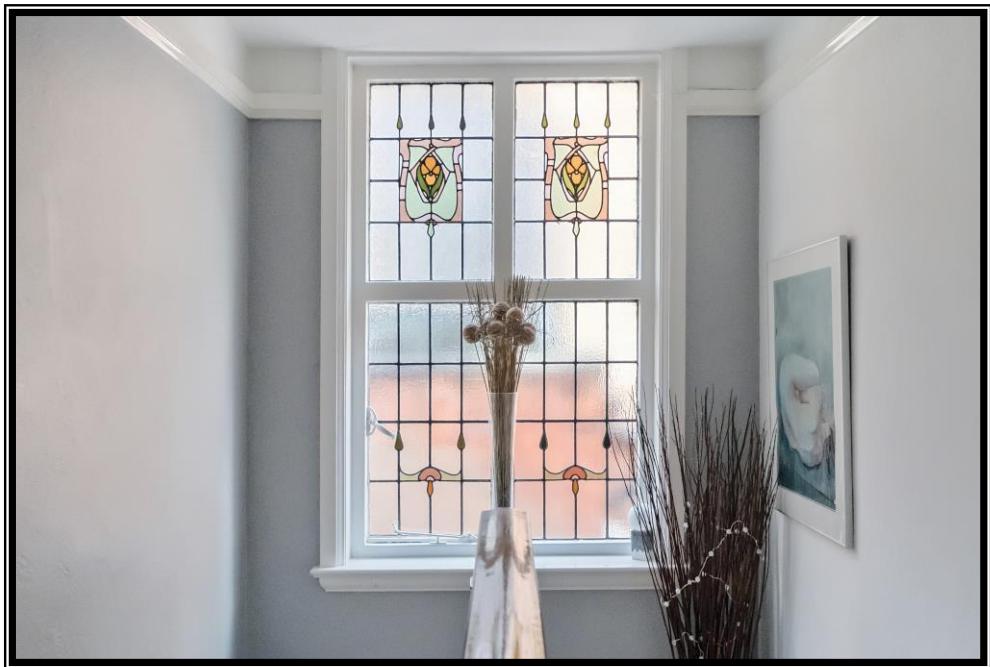
**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

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

**Accessibility:** Two-storey property, no modifications made.

**Planning issues:** None our Clients are aware of.





## Meadowcourt Road, Oadby, LE2

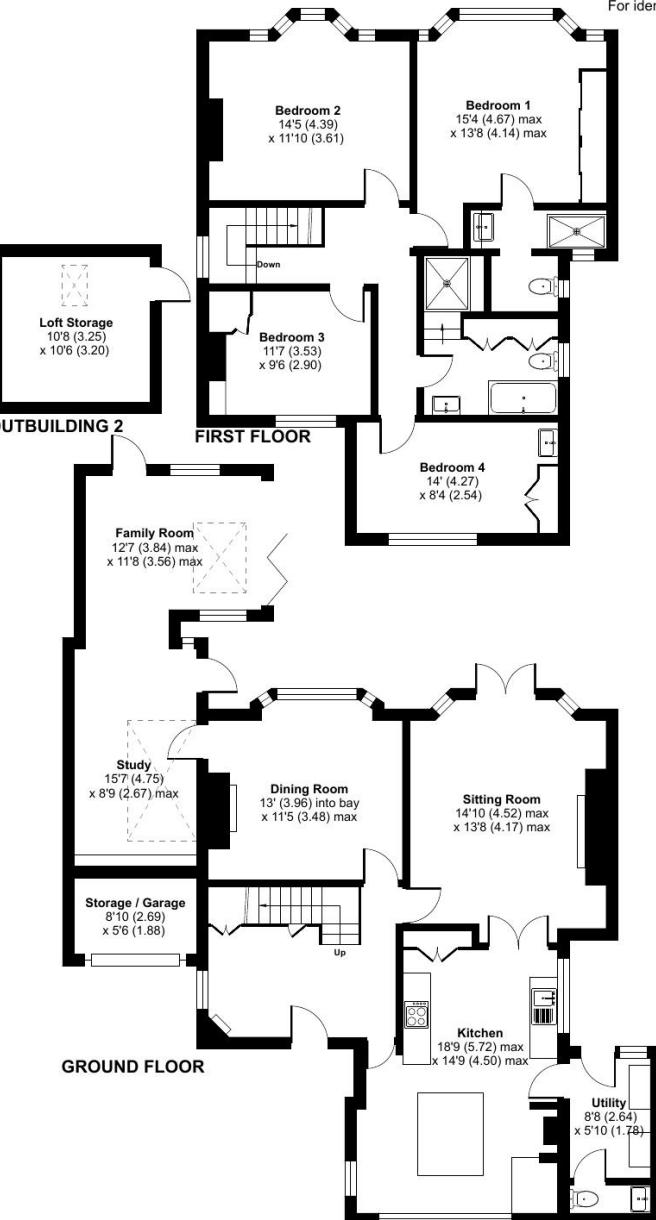
Approximate Area = 1927 sq ft / 179 sq m

Garage = 49 sq ft / 4.5 sq m

Outbuildings = 246 sq ft / 22.8 sq m

Total = 2222 sq ft / 206.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for James Sellicks Estate Agents. REF: 1203924.





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

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

[jamessellicks.com](http://jamessellicks.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.

