

JAMES
SELICKS

STOUGHTON ROAD

OADBY
LEICESTERSHIRE

GUIDE PRICE: £1,475,000



Occupying an enviable position on a plot of approximately one third of an acre, just off this highly prestigious road, this exceptional seven-bedroom detached residence has been significantly extended and comprehensively refurbished to create a truly impressive home. Offering substantial and beautifully presented accommodation arranged over three floors, the property combines elegant reception spaces with a superb contemporary living kitchen, making it ideally suited to modern family living and entertaining.

Porch • hall • study • sitting room • living/dining/family room • WC • stunning living/dining kitchen • utility • principal bedroom, dressing area & en-suite • four further first floor double bedrooms • Juliet balcony • two en-suites • bathroom • two second floor attic bedrooms • private block paved driveway • large single garage • good-sized lawned gardens • EPC - D

Location

This ever-popular suburb provides convenient access into the city centre with its professional quarters and mainline railway access to London St Pancras). Oadby offers a wide range of amenities including shopping, sporting and social facilities. Popular schooling is provided by Manor High filtering into Gartree and Beauchamp Colleges, with Leicester High for Girls, Leicester Grammar and Stoneygate Preparatory in nearby Great Glen.

Accommodation

A pillared storm porch and smart front door open into a spacious and welcoming reception hall with polished tiled flooring, housing a useful cloaks cupboard and a sweeping hardwood staircase rising to the upper floors. From here, doors lead to a study and front sitting room and a superb, separate rear living/dining/family room, a large, airy space with a feature media/display wall, spot and accent lighting, and sliding doors opening directly onto the rear garden. There is also a guest cloakroom fitted with a modern two-piece suite and stylish glass mosaic splashback.

A particular highlight of this beautiful home is the impressive living/dining kitchen, with lantern rooflights and bi-fold doors flooding the space with natural light, a defined dining area, spot and feature pendant lighting, high gloss tiled flooring and creating an ideal space for both everyday living and entertaining. The kitchen area is fitted with an excellent range of contemporary urban gloss white eye and base level units and drawers with ample preparation surfaces and a contrast splashback, and features a large central island with an undermounted sink providing storage and breakfast bar space. Integrated appliances include a double oven, five-ring gas hob with extractor unit over, and a fridge freezer. A separate utility room provides additional storage with matching units, a stainless steel one and a half bowl sink and drainer unit, a five-ring gas hob with extractor unit above, plumbing for a washing machine and dishwasher, and internal access to the garage.

To the first floor, a galleried landing with a gable dormer window, hardwood and glass balustrades leads to five well-proportioned bedrooms. The fantastic principal bedroom is expansive and benefits from a dressing area with mirror-fronted fitted wardrobes and a spacious luxury en-suite with a modern four-piece suite including twin wash basins, an enclosed WC and a large walk-in shower enclosure. Bedroom two features fitted wardrobes, a Juliet balcony, and has its own luxury en-suite bathroom with a double shower enclosure, an enclosed WC and twin wash hand basins. Bedroom three also benefits from an en-suite shower room, while two further double bedrooms are served by a family bathroom fitted with a contemporary suite including a Jacuzzi-style bath with shower over. Stairs rise to the second floor where there are two further spacious attic bedrooms, along with useful storage.







Outside

The property is approached via shared electric gates (with a separate pedestrian access) leading to a private block paved driveway providing ample parking and access to a large single garage with an electrically operated door. To the rear, the property enjoys a good-sized garden, with a substantial paved patio area ideal for outdoor entertaining, with steps leading down to lawned gardens bordered by mature planting.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

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

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

Broadband delivered to the property: Fibre (FTTC).

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: 1 neighbour has right of access over the driveway. Tree Preservation Order in place, terms complied with.

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

Accessibility: Three-storey property, no specific accessibility modifications made.

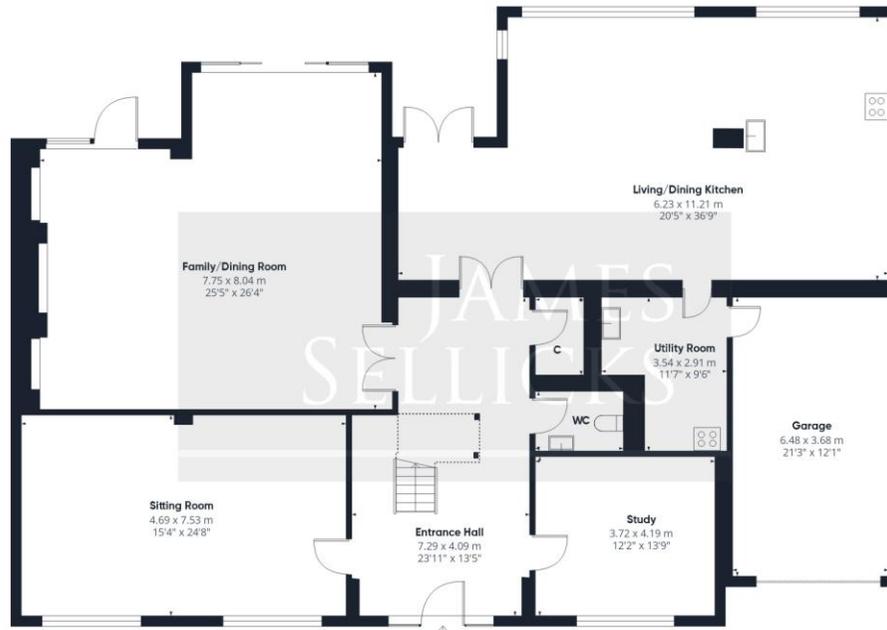
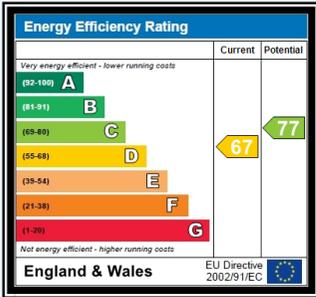
Planning: There is an extant planning permission; building control/regulation paperwork confirming the planning permission has been commenced satisfactorily.

SatNav Information: The property's postcode is LE2 4FQ









Approximate total area⁽¹⁾

430.3 m²

4634 ft²

Reduced headroom

21.2 m²

228 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE 360

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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

