

JAMES SELICKS

5 CARFAX AVENUE

OADBY
LEICESTERSHIRE
LE2 5FB

GUIDE PRICE £359,500



A beautifully presented three-bedroom semi-detached family home with beautiful gardens, offering scope for further extension and adaptation (subject to the necessary planning consents).

Porch • entrance hall • through lounge/dining room • dining kitchen • three bedrooms • bathroom • lawned front garden • driveway • single garage/store • beautiful rear garden • EPC - D

Location

The popular village of Oadby offers a wide range of local amenities, with well-regarded schooling such as Beauchamp College, an array of boutiques in and around The Parade, and the fashionable Allandale Road and Francis Street parades nearby. Sporting and leisure opportunities are equally well catered for, with a golf course, racecourse, tennis and squash clubs all within easy reach. The area also benefits from excellent transport links, providing convenient access to both the inner and outer ring road system, the M1 and M69 motorways, and the city centre with its professional quarters and mainline railway station offering direct services to London St Pancras in just over an hour.

Accommodation

A porch with double doors to the front opens into a welcoming and generously sized hallway, featuring an elegant staircase with decorative metal detailing and a large open understairs storage area, and original oak newel post and banister rails. The living and dining areas have been thoughtfully opened up to create an impressive, dual-aspect space, ideal for modern family living and entertaining. A bay window with shutters to the front enhances the dining area, which also features a Adam style fireplace with marble hearth and back with living flame gas fire, while French doors to the rear lead directly onto the south-west-facing garden, allowing natural light to flood the room.

The dining kitchen has similarly been opened to create a spacious and sociable layout. It is fitted with a good range of wooden units complemented by white worktops and benefits from a Hotpoint double oven, Zanussi four-ring electric hob with extractor over, integrated Hotpoint dishwasher, Indesit fridge and AEG freezer, along with plumbing for a washing machine. Amtico flooring runs throughout, and French doors provide further access to the garden.

To the first floor is a landing with a window to the side. The principal bedroom is located to the front of the house and features a picture rail, a pair of fitted double wardrobes and a bay window. Bedroom two is also a double, with a window overlooking the rear with shutters and two fitted wardrobes, plus a ceramic vanity basin. The third bedroom is currently utilised as a study. The bathroom is beautifully presented, with half-height white tiled walls and stunning decorative wallpaper above, it comprises a panelled bath with shower over, a pedestal wash hand basin, low flush WC and a fitted storage cupboard.

Outside

To the front of the property is a beautifully manicured front garden, predominantly laid to lawn and complemented by mature trees that offer a degree of privacy. An attractive block paved driveway provides off-road parking for one vehicle and access to the single garage, currently arranged with a storage area to the front and a partitioned section used as a gym. In addition, is a wall mounted Ideal combi gas boiler installed Sept 2023. This space could easily be reinstated as a full garage or potentially incorporated into the main house (subject to the necessary permissions).

Gated side access leads to the beautiful rear garden, which is immaculately maintained and enjoys a superb sunny aspect. An awning extends over the patio doors, creating a shaded seating area, with a patio entertaining area leading onto a predominantly lawned garden bordered by mature trees, shrubs and plants. A shed provides additional storage to this stunning space.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

Local Authority: Oadby & Wigston Borough Council, **Tax Band:** C

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

Broadband delivered to the property: Cable, speed unknown.

Construction: Believed to be standard.

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 specific accessibility modifications made.

Planning issues: None our Clients are aware of.

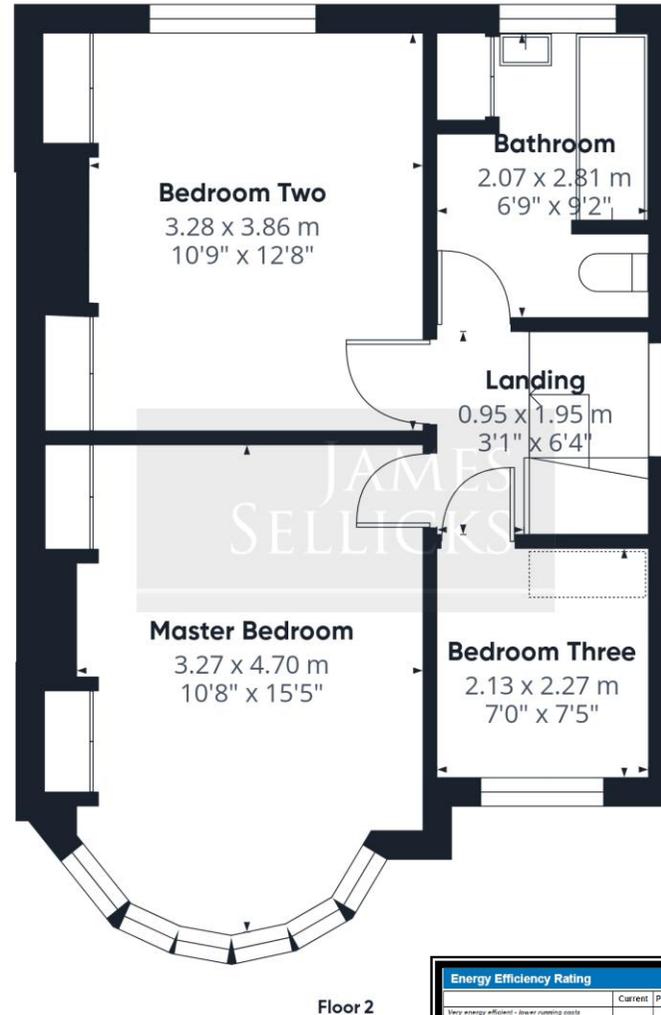
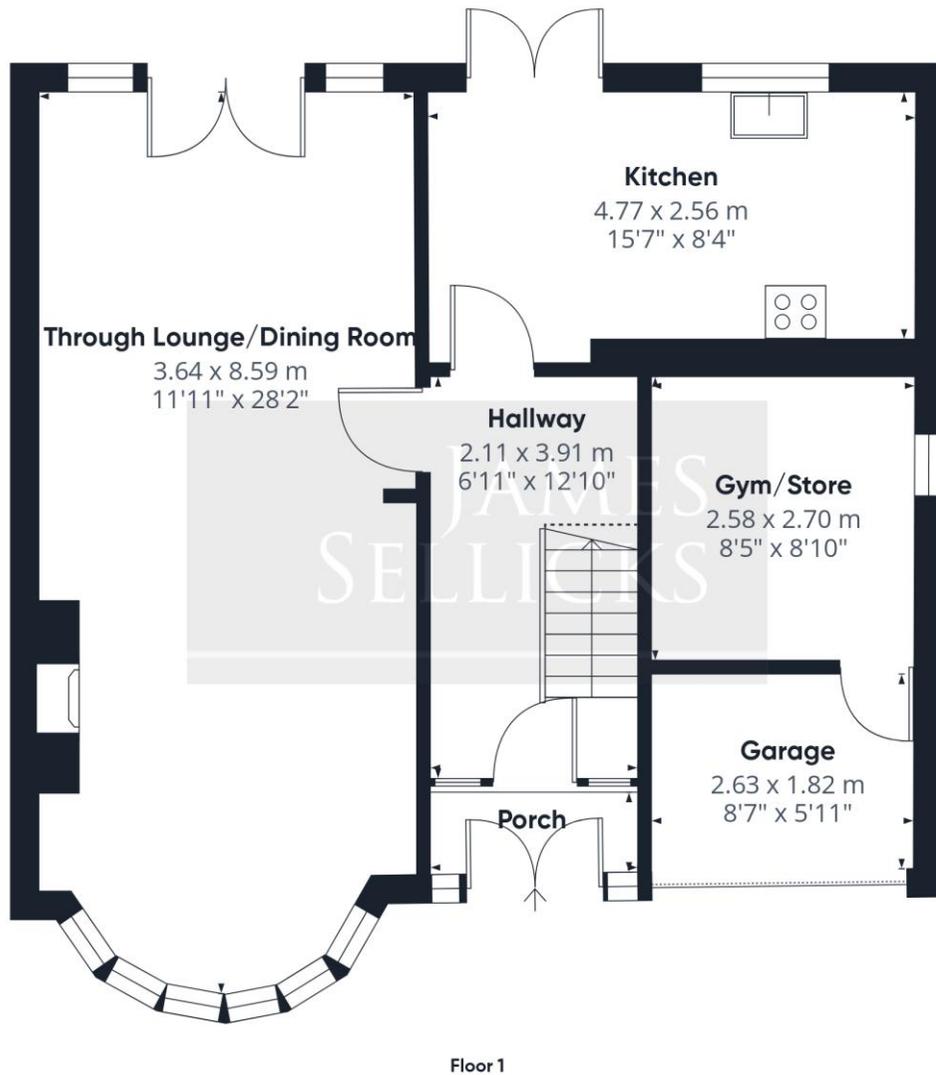












Approximate total area⁽¹⁾

104 m²
1117 ft²

Reduced headroom

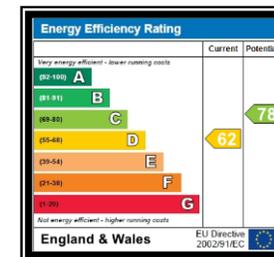
1 m²
11 ft²

(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.

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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.



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