

# JAMES SELICKS

20 OAKMEADOW WAY

GROBY, LEICESTERSHIRE  
LE6 0YN

GUIDE PRICE: £275,000





Located within the charming village of Groby, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The property is within the catchment area for Lady Jane Grey Primary School and Brookvale Learning Campus (both OFSTED rated outstanding).

Entrance hall • through lounge/dining room • kitchen • three bedrooms • bathroom • lawned frontage • driveway • single garage • rear garden • uPVC double glazing • EPC - C

#### Location

Oakmeadow Way is located on the peripheries of this popular west Leicestershire village, lying approximately six miles from the city centre, providing convenient access to the M1/M69 Motorway networks and associated Fosse Park via the nearby A46 Western Bypass. The village itself offers popular schooling including Elizabeth Woodville and Martinshaw primary, local amenities catering for most day-to-day needs. The historic Bradgate Park is close by, along with Martinshaw Woods and some fine woodland walks of significant historical interest.

#### Accommodation

The property is entered via composite front door into an entrance hall with engineered wood flooring housing the stairs to the first floor. The spacious through lounge/dining room has a bay window to the front elevation, engineered wood flooring throughout, useful understairs storage, a feature wooden fireplace with a marble hearth and a decorative log burner (gas connection disconnected) and a further window to the rear elevation.

The kitchen provides a good range of wood effect eye and base level units and drawers, ample roll edge black preparation surfaces with tiled splashbacks, a stainless steel sink and drainer unit with mixer tap and window above overlooking the garden, an integrated stainless steel electric Hotpoint oven with stainless steel splashback, electric Baumatic hob and chimney style extractor unit above, space and plumbing for an automatic washing machine and fridge-freezer, black vinyl flooring and a part glazed uPVC door onto the garden.

The first floor landing has a window to the side and provides loft access. The spacious master bedroom has laminate flooring and a window to the front elevation. Bedroom two is also a double room, with a triple mirrored sliding wardrobe and a window to the rear. Bedroom three has laminate flooring, houses the boiler cupboard and has a window to the front (currently used as a home office). The bathroom has an obscure glazed window to the rear and provides a three-piece suite comprising a low flush WC, pedestal wash hand basin and a panelled bath with glazed concertina shower screen and electric shower over, part tiled walls and tiled flooring.







### Outside

The property enjoys a neat lawned frontage and a paved and gravelled driveway providing off street parking for three vehicles and access to a single garage with light and power. Gated side access leads to the low maintenance rear garden, with a wooden pergola housing a hot tub (available by separate negotiation) several decked and gravelled seating areas, a variety of plants and shrubs and fenced boundaries.

**Tenure:** Freehold

**Local Authority:** Hinckley & Bosworth Council

**Tax Band:** B

**Listed Status:** None.

**Conservation Area:** None.

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

**Broadband delivered to the property:** Full fibre, 1000mbps available.

**Non-standard construction:** Standard brick/concrete construction.

**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.







Approximate total area<sup>(1)</sup>

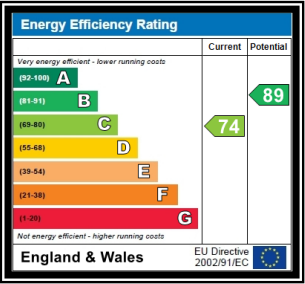
73.19 m<sup>2</sup>

787.82 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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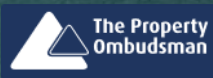
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#### Measures and Other Information

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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