

STOUGHTON ROAD

OADBY, LEICESTER LE2 4FS

JAMES
SELICKS



SALES LETTINGS SURVEYS MORTGAGES

Positioned on a fantastic plot of just under three quarters of an acre, a substantial, extended detached family home with a plot to the rear having planning permission granted (Oadby & Wigston Planning Portal Application Number 18/00098/FUL) for the erection of a detached dwelling (Use Class C3) with associated access, parking and landscaping.



- Porch
- Entrance hall
- Cloakroom
- Breakfast kitchen
- Side lobby
- Utility room
- Cloakroom
- Sitting room
- Dining room
- Garden room
- Three double bedrooms
- En-suite
- Dressing room
- Family bathroom & Separate WC
- Return driveway
- Double garage
- Manicured rear gardens
- Building plot with planning permission
- EPC - E

Internal inspection of this stunning property is highly recommended by the Agent.

LOCATION

The property is located on Stoughton Road, long regarded as one of the premier addresses in rural south Leicestershire, located within the popular village of Oadby, surrounded by an interesting mix of large family houses. The combination of convenience to Leicester city centre, with its professional quarters and mainline railway station offering access to London St Pancras in just over an hour, together with some of the County's finest rolling countryside on the doorstep creates this unique environment.

Oadby village centre itself provides a good range of shopping amenities are available within Oadby village and at the fashionable Allandale Road/Francis Street Parades, along with highly regarded schooling in the state and private sectors with the Leicester High School for Girls, Stoneygate School and Leicester Grammar School being of particular note. There is also an abundance of sporting facilities provided locally by Leicestershire and Scraptoft Golf Clubs, Leicester Race Course, tennis and squash clubs.



ACCOMMODATION

The property is entered via a porch with a quarry tiled floor and double glazed window and door to the front elevation, a glazed inner door leads into an entrance hall housing the stairs to the first floor. A ground floor cloakroom provides a low flush WC and wash hand basin with cupboard beneath and has a radiator and understairs storage cupboard. The breakfast kitchen has a range of eye and base level units and drawers, ample preparation surfaces, a one and a half bowl stainless steel sink and drainer unit with mixer tap over and a window to the front elevation. A side lobby with doors to the front and rear elevations provides access to the garage. A utility room provides a further range of eye and base level units, stainless steel sink and plumbing for automatic washing machine, radiator, side window and further rooflight. A further cloakroom has a low flush WC, radiator and a window to the side elevation. The sitting room enjoys a cast iron log burner, four radiators, a double glazed leaded window and double glazed sliding patio doors to the side elevation. The dining room has a double glazed window, two radiators and double glazed doors into the pleasant garden room which has two radiators, and double glazed patio windows to the side and rear elevations.





To the first floor a galleried landing with two uPVC double glazed windows to the side elevation leads to the master bedroom which has a double glazed window to the rear elevation, two radiators, double glazed sliding patio doors to a balcony and an en-suite/dressing room with built-in wardrobes, twin sinks with cupboards beneath, Spa bath with shower over, low flush WC, two radiators and a uPVC double glazed window to the side elevation. Bedroom two has two radiators, built-in wardrobes with cupboards over and drawers, a vanity unit, and three double glazed windows to front, side and rear elevations. Bedroom three has a built-in wardrobe, radiator and a double glazed window to the side. The family bathroom has a white two piece suite comprising an inset wash hand basin with cupboard under, panelled bath with shower over, radiator, airing cupboard, two double glazed windows to front and side elevations. The accommodation is completed by a separate WC providing a low flush WC and having a uPVC double glazed window to side elevation.

OUTSIDE

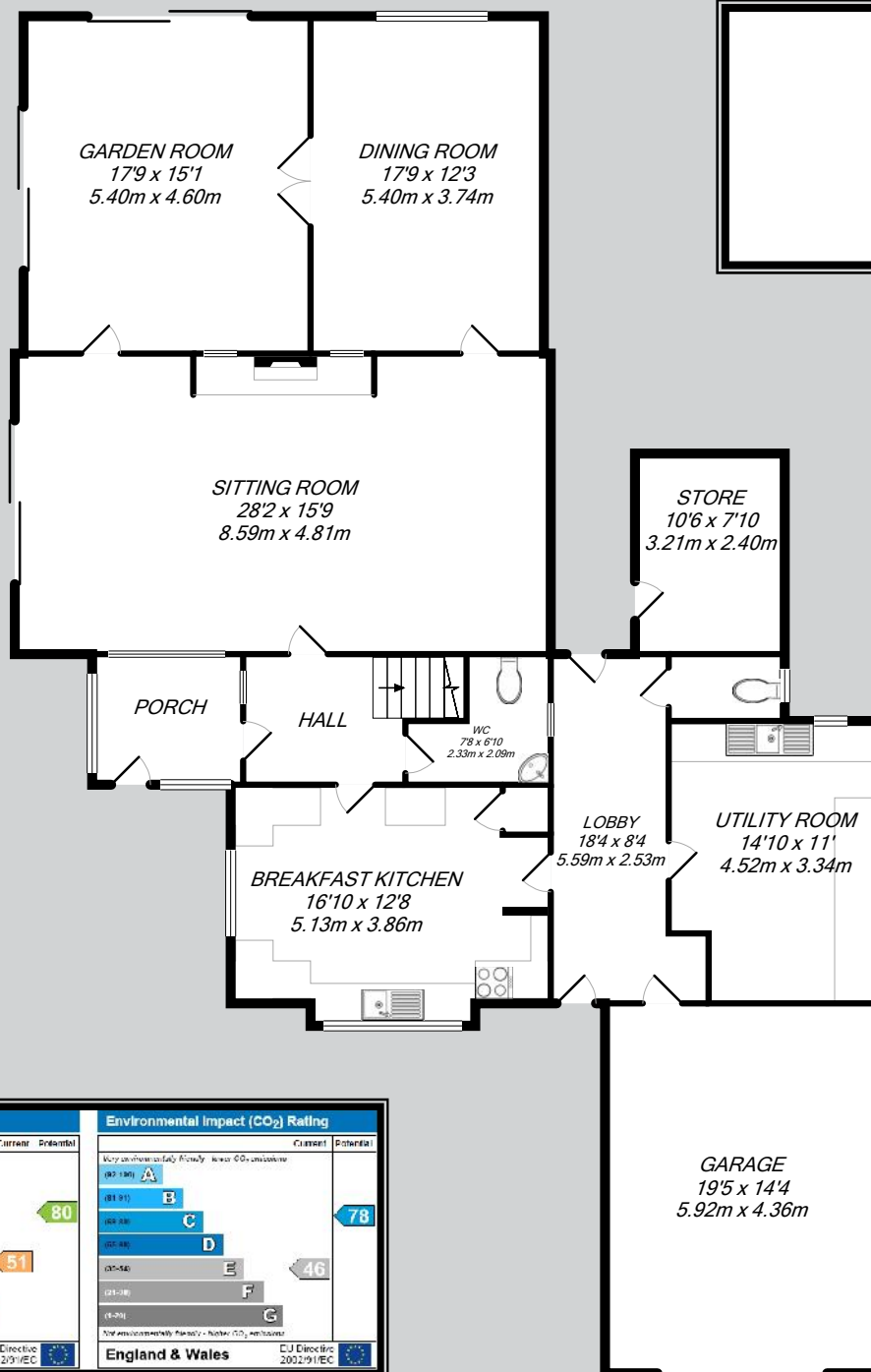
To the front of the property is a return tarmac driveway with lawned gardens and planted borders and access to a double garage with up and over door. To the rear of the property are delightful gardens, particularly well-stocked with trees and shrubs and a covered former swimming pool, in total extending to just under half an acre including a plot (accessed from Cranbourne Gardens) with planning permission granted (18/00098/FUL) for the erection of a detached dwelling.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, taking a left hand turn at the traffic light complex into Stoughton Road eventually becoming Gartree Road. Continue over the next two roundabouts and turn eventually right onto Stoughton Road, past the University playing fields where the property can be located on the right hand side.







Stoughton Road, Oadby, Leicester LE2 4FS

Total Approximate Gross Internal Floor Area

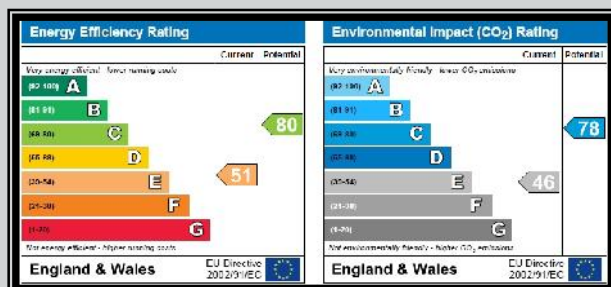
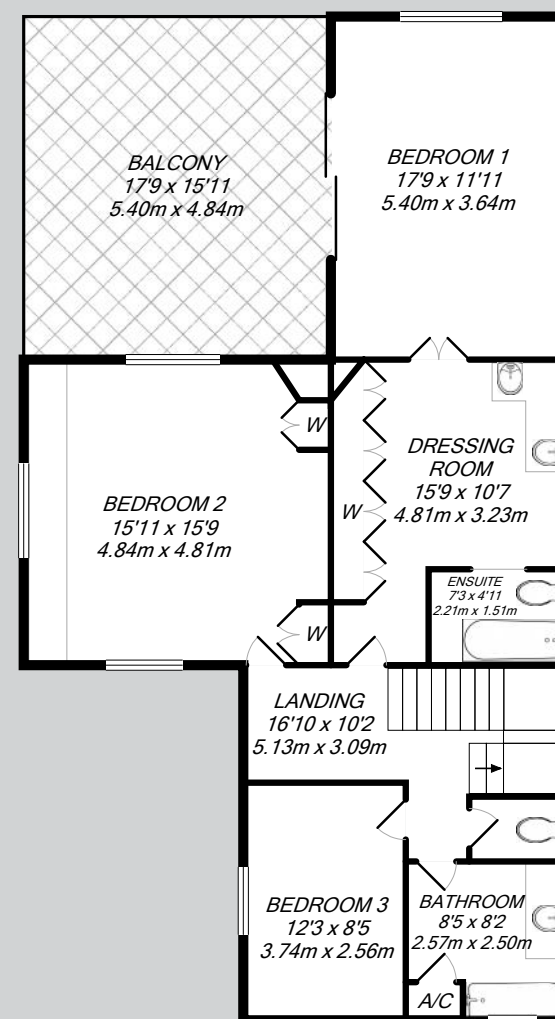
House = 2559.55 SQ FT / 237.79 SQ M

Garage = 360.69 SQ FT / 33.51 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.





**JAMES
SELICKS**

www.jamesselicks.com

Leicester Office
56 Granby Street LE1 1DH
0116 2854 554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

London Office
0207 8390888



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 warranty, 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.

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.

SALES LETTINGS SURVEYS MORTGAGES

Ravensworth 01670 713330