

JAMES  
SELLICKS

15 HARBOROUGH ROAD

OADBY  
LEICESTERSHIRE  
LE2 4LE

GUIDE PRICE £325,000





A well-presented and extended, four bedroom family home offering spacious and versatile accommodation arranged over three floors, together with off-road parking for two vehicles and a generous rear garden.

Porch • storage • entrance hall • two reception rooms • extended kitchen • utility room • three first floor bedrooms • family bathroom • separate WC • second floor principal bedroom • en-suite • driveway • deep rear gardens • EPC - C

### Accommodation

The property is entered via a porch, which provides access to a useful side storage area extending the full length of the hallway. Originally serving as side access, this space was incorporated when the kitchen was extended and now offers excellent storage. The main hallway gives access to the staircase rising to the first floor and benefits from understairs storage. To the front of the property is a spacious sitting room featuring a bay window, gas fireplace and an air conditioning unit, creating a comfortable and inviting reception space. A second reception room is currently utilised as a lounge/dining room and enjoys direct access to the rear garden through patio doors.

The extended kitchen is fitted with a range of white eye and base level units and drawers, complemented by wood-effect flooring. Integrated appliances include a four-ring gas hob with extractor hood above, Bosch double oven, a sink with drainer and space for a tumble dryer. From the kitchen, a useful utility room provides space for further appliances, houses the boiler and plumbing for a washing machine and offers additional access to the garden.

To the first floor, the landing provides access to three bedrooms, the family bathroom and a separate WC. The bathroom houses the airing cupboard and is fitted with a bath incorporating an electric shower over and wash hand basin. Bedroom two is a particularly spacious double positioned at the front of the property, benefiting from a bay window and fitted sliding wardrobes. Bedroom three is another generous double overlooking the rear garden and also features fitted sliding wardrobes. Bedroom Four is a single, and is ideal as a home office or nursery, and includes a useful storage cupboard.

The second floor has been converted to create an impressive principal bedroom suite. A small landing area incorporates a Velux window and storage cupboard before leading into the main bedroom, which offers excellent proportions and useful built-in storage. The accommodation is completed by an en-suite bathroom fitted with a bath with shower over, wash hand basin and WC.

### Outside

To the front of the property, a block-paved driveway provides off-road parking for two vehicles. The rear garden is a particular feature of the property, offering an impressive length and a high degree of privacy provided by mature trees and shrubs. A patio seating area adjoins the house, while the remainder is predominantly laid to lawn.





#### Location

This property is located in the village of Oadby which offers a wide range of amenities catering for most day-to-day shopping needs as well as sporting and social facilities nearby. Popular schooling is provided by Manor High School filtering into Gartree and Beauchamp Colleges, with Leicester High for Girls, Leicester Grammar and Stonegate Preparatory Schools in nearby Great Glen.

**Tenure:** Freehold.

**Listed Status:** None.

**Conservation Area:** None.

**Local Authority:** Oadby & Wigston Borough Council

**Tax Band:** B

**Services:** Offered with all mains services, gas-fired central heating and a water meter.

**Broadband delivered to the property:** Full fibre & cable, 500mbps.

**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.

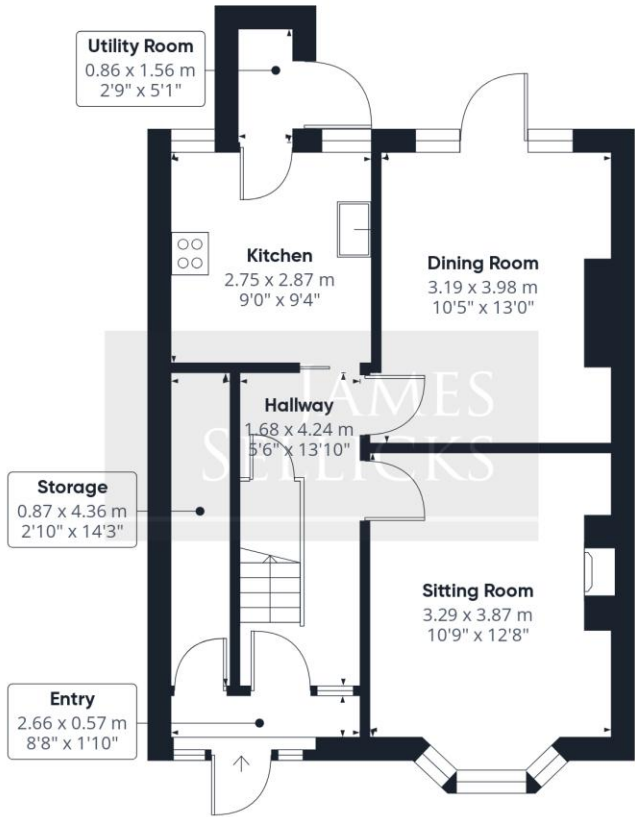
**Planning:** Loft conversion with Planning Permission and Building Regulation approval.

**Accessibility:** No specific accessibility modifications made.

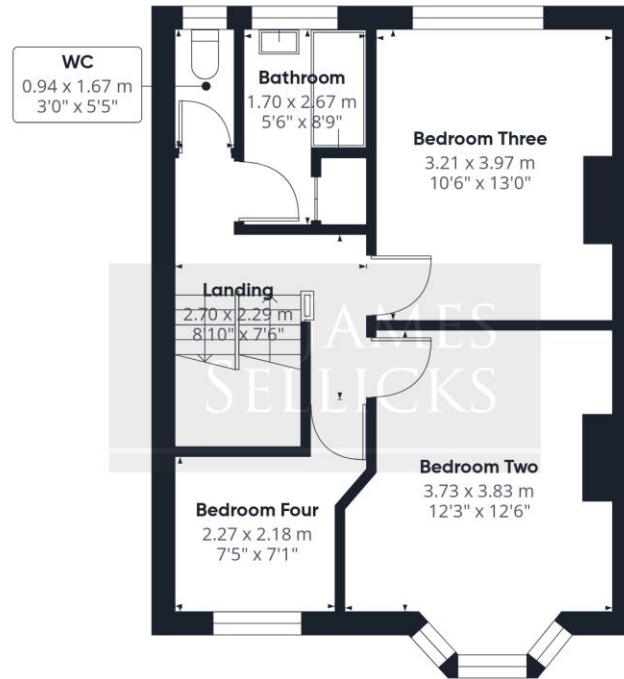




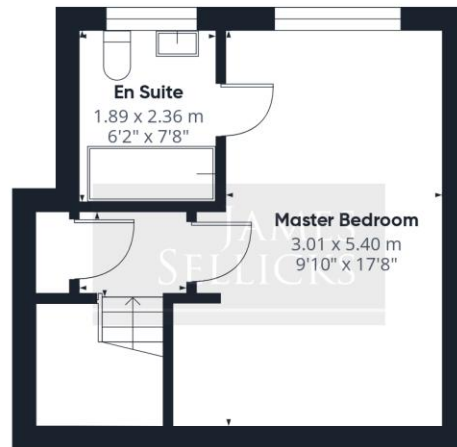




Floor 1



Floor 2



Floor 3



Approximate total area<sup>(1)</sup>  
115.1 m<sup>2</sup>  
1236 ft<sup>2</sup>

(1) Excluding balconies and terraces

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

