



JAMES  
SELICKS

106 Stoughton Road

OADBY, LEICESTER

106 Stoughton Road  
Oadby  
Leicester  
LE2 4FN

Positioned on a magnificent plot of just under a quarter of an acre, a four bedroom detached period home located on this desirable road on Oadby's peripheries, thought suitable for extension (subject to the necessary planning consent).

Porch • entrance hall • study/family room • dining room • sitting room • conservatory • breakfast kitchen • utility room/cloakroom • inner lobby • four first floor bedrooms • en-suite • family bathroom • second floor attic room • driveway • single garage • deep lawned rear gardens • EPC - D

#### Location

The property is located on this ever-popular road on Oadby's peripheries, just off Gartree Road, providing convenient access into Leicester city centre with the professional quarters and mainline railway station, and the centre of Oadby offering a wide range of local amenities including shopping and social facilities with popular primary schools filtering into the renowned Beauchamp College.

#### Accommodation

The property is entered via a porch and timber front door leading into the entrance hall housing the stairs to the first floor with an understairs storage cupboard beneath. The study has a uPVC double glazed window to the front elevation and a feature porthole window to the side. The dining room has uPVC double glazed windows to the front and side elevations. The sitting room has a cast iron fireplace with tiled inserts and an oak surround, a leaded window to the side elevation and double glazed sliding patio doors leading onto the garden. The conservatory is single glazed and aluminium construction and provides space for a condensing tumble dryer. The breakfast kitchen has a good range of cream eye and base level units, ample preparation surfaces, a one and a quarter bowl sink, Stoves double oven, five-ring gas hob, integrated dishwasher and fridge, two uPVC double glazed windows to the rear. A utility room/cloakroom with a uPVC double glazed window to the side has a low flush WC and wash hand basin, and provides plumbing for an automatic washing machine. An inner lobby with a door to the side garden provides access to the garage.

A return staircase leads to the first floor landing. The master bedroom has a uPVC double glazed window to the rear and an en-suite with a white three piece suite comprising an enclosed WC, an inset wash hand basin with cupboard under and a walk-in doorless shower enclosure, chrome heated towel rail and a uPVC double glazed window to the front.







Bedroom two has a uPVC double glazed window to the rear. Bedrooms three and four each have uPVC double glazed windows to the front and side. The family bathroom has a white three piece suite comprising a low flush WC, pedestal wash hand basin and a bath with shower over, airing cupboard, chrome heated towel rail/radiator and a uPVC double glazed window to the rear.

To the second floor is an attic room with a uPVC double glazed window to the rear.

#### Outside

To the front of the property is a tarmac driveway behind privet hedging with planted borders providing car standing and access to a single integral garage. To the rear of the property are beautifully maintained gardens, predominantly laid to lawn with paved patio areas, two brick stores, a formal pond, and vegetable gardens with raised beds to the rear of the plot.

**Tenure:** Freehold

**Local Authority:** Oadby and Wigston

**Tax Band:** F

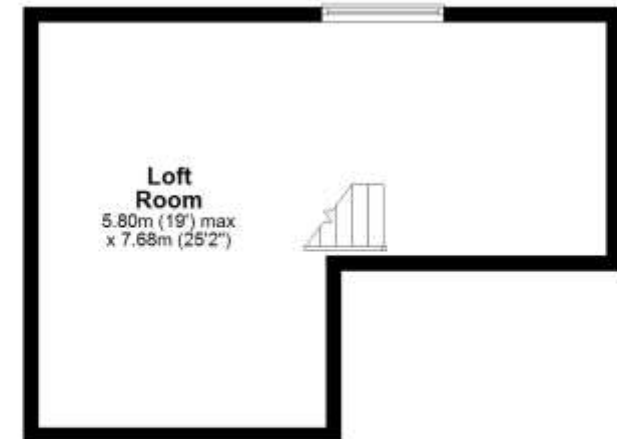
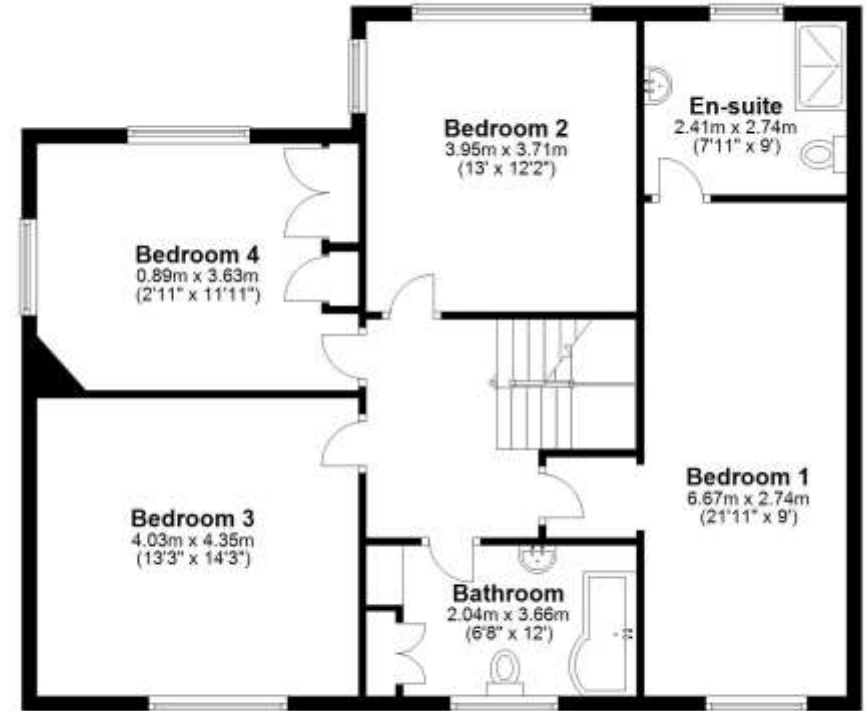
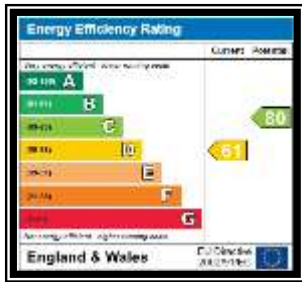
#### Satnav Information

106, LE2 4FN









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Total Approximate Gross Internal Floor Area = 2499 SQ FT / 232 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.

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