

JAMES
SELLICKS

HILLCROFT

34 SOUTHMEADS ROAD
OADBY, LEICESTER
LE2 2LS

GUIDE PRICE : £1,800,000





Built in 1927, Hillcroft is a superb, beautifully constructed Arts & Crafts house, located on a plot of approximately 0.41 acres, at the top of this renowned cul-de-sac, offered to the open market for the first time since 1981.

Porch • reception hall • cloakroom • sitting room • dining room • breakfast kitchen • family room • conservatory • utility room/second kitchen • first floor galleried landing • master bedroom • walk-in wardrobe • en-suite • three further bedrooms • en-suite • study area • main bathroom • driveway • two garages • beautiful rear gardens • EPC - D

Location

Conveniently situated approximately two miles south of the city centre, the area provides good access to the professional quarters and mainline railway station. Local shopping facilities are found within Oadby village, with excellent local schools in the public and private sectors including the Leicester High School for Girls, the Stoneygate School and Leicester Grammar School just a short distance away at Great Glen.

Accommodation

Original double wooden doors open into a porch with a glazed inner door into an elegant, spacious reception hall housing the original return staircase to the first floor with understairs wine storage, oak flooring and a cast iron radiator. A cloakroom provides a two piece suite by Villeroy & Boch. The stylish sitting room has a uPVC double glazed leaded bay window to the side, an open fireplace, oak flooring and an archway to a drinks area with a door and windows to the rear and side, an original drinks cabinet and oak flooring. The dining room boasts original oak framed leaded windows to the rear and side, ceiling coving and stripped floorboards.

The breakfast kitchen has uPVC double glazed leaded windows to the front and rear, wood effect tiled flooring, inset ceiling spotlights and an excellent range of eye and base level units and soft-closing drawers, ample preparation surfaces with tiled splashbacks, a one and a quarter bowl sink and drainer unit with mixer tap, Integrated appliances include a Bosch oven with five-ring hob and stainless steel corner extractor unit above, a microwave and an American style fridge-freezer. An island unit with granite worktop provides further storage and display cabinets. The kitchen is open plan into a family room, with uPVC patio doors to the side, ceiling coving, inset ceiling spotlights, access to the side entrance hall with oak front door housing a full-size cloaks cupboard. Wood framed sliding patio doors lead from the family room into the large conservatory, enjoying garden views and having a central ceiling fan, air conditioning unit, slate flooring and two sets of French doors leading onto the garden. The utility room has a uPVC double glazed leaded window and door to the rear and provides a good range of eye and base level units, work surfaces, a double bowl sink and drainer unit with mixer tap, a five-ring range style oven with stainless steel splashback and extractor unit above, plumbing for a washing machine and tumble dryer, inset ceiling spotlights, tiled flooring and access to the garage.

The spacious first floor galleried landing has two uPVC double glazed leaded windows to the front, provides ample space for a seating area and houses a large storage cupboard. Bedroom four has a uPVC double glazed leaded window to the rear, built-in wardrobes and matching dressing table. Bedroom three has a uPVC double glazed leaded bay window to the rear, three further windows to the side and a good range of built-in wardrobes with matching drawers, a desk, further shelving and a pedestal wash hand basin. The main bathroom has two uPVC double glazed leaded windows, Villeroy & Boch fittings including a shower cubicle, tiled bath, low flush WC and wash hand basin with cupboard under, heated chrome towel rail, inset ceiling spotlights and fully tiled walls. Bedroom two has uPVC double glazed leaded windows, built-in wardrobes, chest of drawers, a wash hand basin with cupboard under and further shelving and an en-suite with a window to the rear and Villeroy & Boch fittings including a shower cubicle, low flush WC, wash hand basin, heated chrome towel rail.





A further landing/study area with a window to the front houses built-in cupboards and drawers with under unit lighting and leads to the superb master bedroom suite, having two uPVC double glazed leaded windows, a large walk-in wardrobe with access to the fully boarded loft with lighting (thought suitable for conversion into two large double rooms with en suite facilities, subject to the necessary planning consents) and a fantastic array of built-in wardrobes, drawers, dressing and bedside tables, cabinets and an en-suite with Villeroy & Boch fittings including a double shower enclosure with rainforest shower head, a low flush WC, wash hand basin with storage under and mirrored cabinet over, heated chrome towel rail, tiled walls.

Outside

Set back from the road behind a hedged, lawned and floral frontage, pedestrian and double gates lead to a herringbone paved driveway providing ample car standing space and access to an integral garage with an up and over door, power and lights housing two boilers, one for heating one for water. Adjacent to the property is a further detached garage. The beautiful rear gardens are principally laid to lawn with a spacious patio area for outdoor entertaining. This stunning garden has been professionally landscaped, enjoys a delightful sunny aspect and is well planted with a variety of specimen trees and shrubs providing year-round interest.

Tenure: Freehold. **Conservation Area:** Oadby Hill Top & Meadowcourt

Local Authority: Oadby & Wigston District Council, **Tax Band:** G

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

Wayleaves, Rights of Way & Covenants: Residents pay £200 every 3 to 4 years towards private road maintenance.

Flooding issues in the last 5 years: None known. **Accessibility & Planning issues:** None known

Broadband delivered to the property: fibre







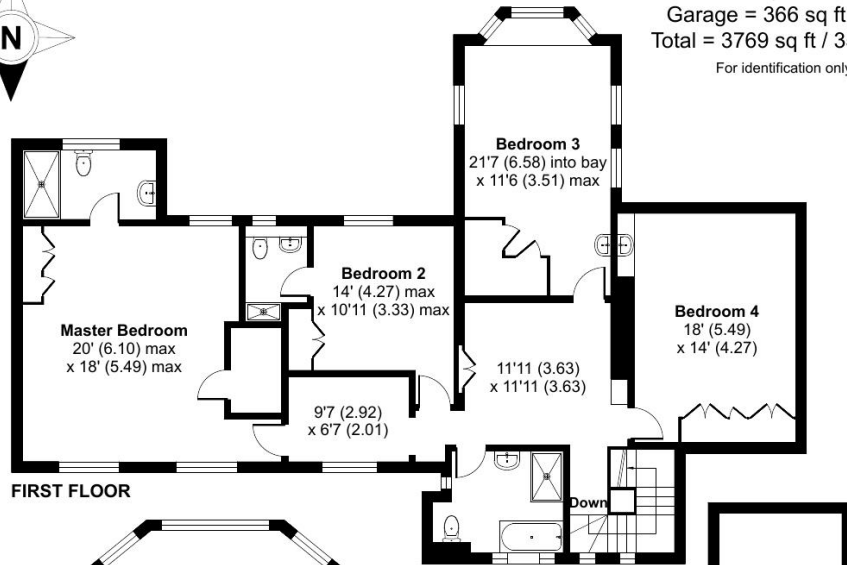
Southmeads Road, Oadby, LE2

Approximate Area = 3403 sq ft / 316.1 sq m (excludes carport)

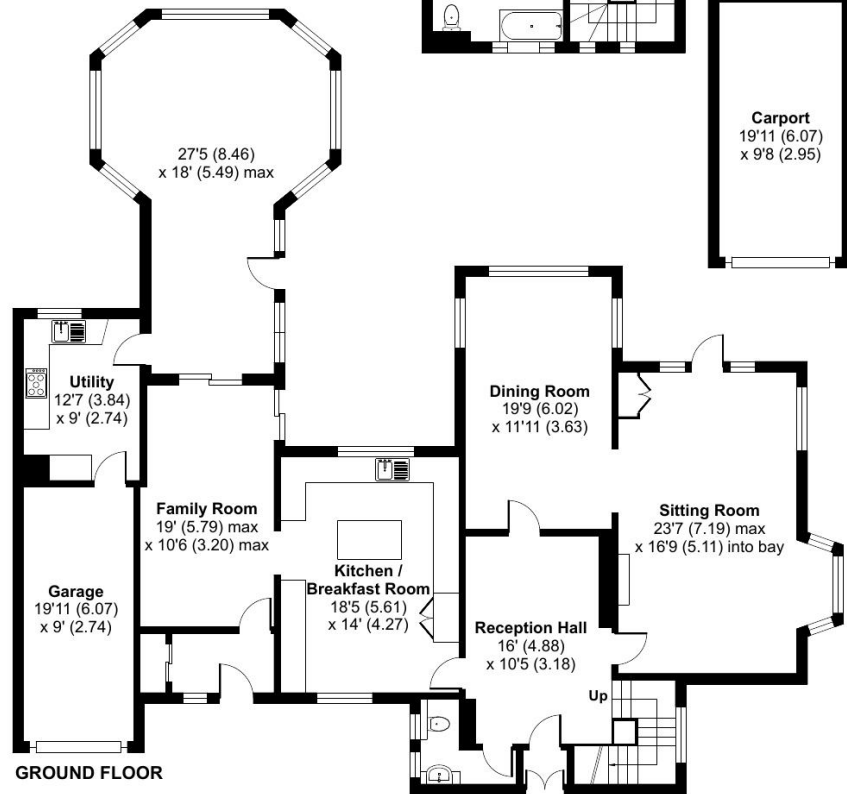
Garage = 366 sq ft / 34 sq m

Total = 3769 sq ft / 350.1 sq m

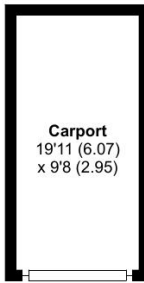
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Carport
19'11 (6.07)
x 9'8 (2.95)



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for James Sellicks Estate Agents. REF: 1138561

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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.

