

JAMES SELICKS

13 MEADOWCOURT ROAD

OADBY, LEICESTER, LE2 2PD

GUIDE PRICE : £720,000





A stunning, Edwardian semi-detached family home located on one of Oadby's most prestigious cul-de-sac's. The property has been meticulously refurbished by the current owners, blending the very best of its original features with a contemporary twist and is complimented by a beautifully stocked, deep rear garden providing year-round interest.

Porch • cloakroom • entrance hall • two reception rooms • stunning refitted breakfast kitchen • side lobby • utility room • four bedrooms • walk-in wardrobe • en-suite shower room • family bathroom • driveway • single garage • rear gardens • EPC - E

Location

Meadowcourt Road has long been recognised as one of the most favoured suburban locations anywhere within the County. Situated on the Oadby/Stoneygate borders, it offers convenience to neighbourhood shopping within Oadby village and the fashionable Allandale Road/Francis Street parades, plus the city centre with its professional quarters and mainline railway station providing access to London St Pancras in just over one hour. Sporting and leisure facilities are available nearby, along with schooling of all grades in the state and private sectors, being within the catchment area for the renowned Beauchamp College.

Accommodation

The property is accessed via a part glazed front door and porch with black and white tiled flooring housing a cloakroom with a two piece suite. A stained and leaded inner door leads into a beautiful entrance hall with black and white tiled flooring, housing an understairs storage cupboard and the return staircase to the first floor with a stained and leaded window to the half landing. The front reception room has a bay window to the front, ceiling coving and inset ceiling spotlights. The rear reception room has a large bay window to the rear, ceiling coving, bespoke vertical radiators, a feature cast iron horseshoe shaped fireplace with a magnificent marble surround, inset living flame effect fire and slate hearth.

The superb dining kitchen boasts an excellent range of base and tallboy units with veined granite preparation surfaces/breakfast bar space, an undermounted one and a quarter bowl polycarbonate sink unit with Insinkerator and boiling water tap, one fully tiled wall and inset ceiling spotlights. Integrated appliances include Neff twin ovens, a Neff induction hob with central extractor unit over, a fridge-freezer, dishwasher and wine cooler. Wood laminate flooring continues into a dining area with feature lighting, a bespoke vertical radiator and a door leading onto a private patio area. A side lobby houses a further cloakroom with a WC and the wall mounted boiler, provides external access and leads to a utility room with a white base and high level units, stainless steel sink, plumbing for an automatic washing machine and tumble dryer.

To the first floor is a large galleried landing with three stained and leaded windows giving access to the bedrooms, which are all doubles, and a large loft space, thought suitable for conversion into a fifth bedroom (subject to the necessary Planning Consents).

The fantastic master bedroom has a bay window to the front, ceiling coving, inset ceiling spotlights, a walk-in wardrobe and an en-suite shower room with a window to the front and a three piece suite comprising an enclosed WC, wash hand basin with a cupboard under and mirrored cabinet over, and a doorless shower enclosure, a heated chrome towel rail, fully tiled walls and flooring.





Bedroom two has a painted fireplace surround, built-in wardrobes, a vanity unit with drawers beneath and two windows to the rear. Bedroom three has windows to the rear and either side. Bedroom four has a built-in desk unit and a window to the rear. The generous family bathroom has two windows to the side and boasts a four piece Victorian style suite comprising a high flush WC, twin pedestal wash hand basins and a rolltop freestanding bath with fixed and flexible shower heads, part tiled walls and tiled flooring.

Outside

To the front of the property is a large tarmac driveway behind a low-level wall providing access to a single garage. To the rear of the property are magnificent gardens, mainly laid to lawn with paved patio areas, mature trees and shrubs and fully fenced boundaries.

Tenure: Freehold

Local Authority: Oadby & Wigston Council, **Tax Band:** F

Listed Status: None.

Conservation Area: Oadby Hill Top and Meadowcourt.

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

Broadband delivered to the property: fibre, 50.4mbps.

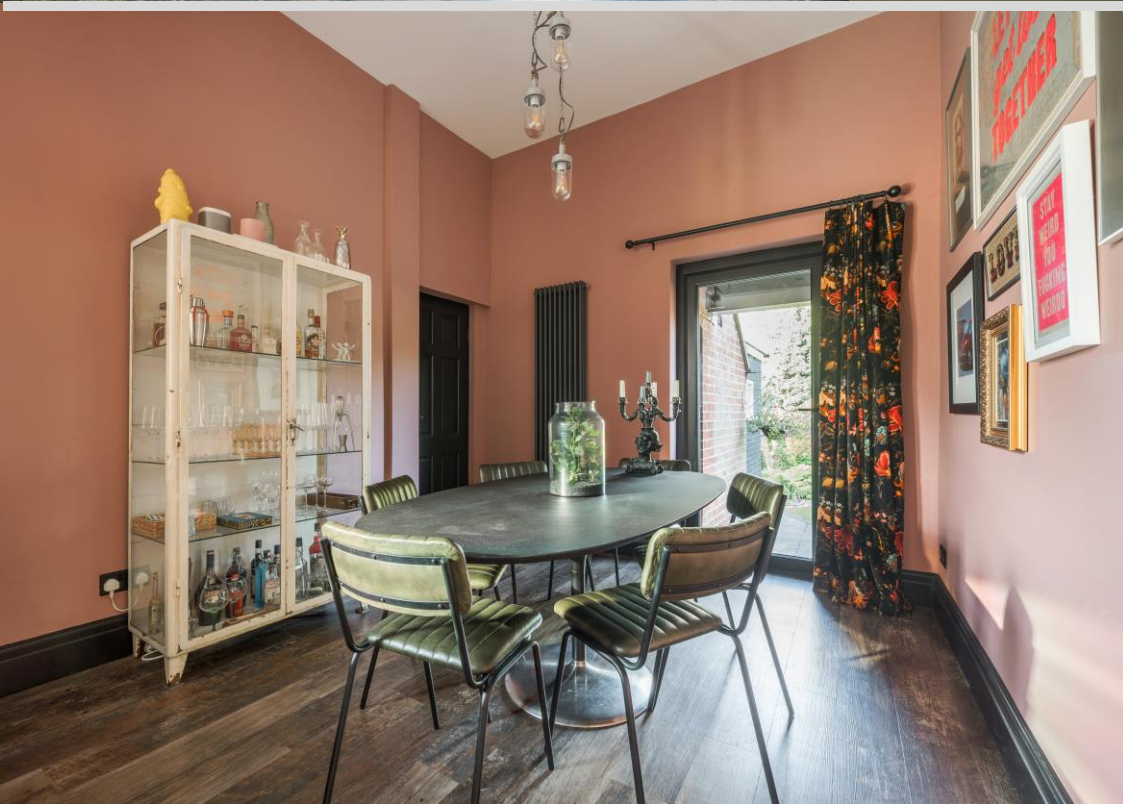
Non-standard construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey property, no accessibility modifications made.

Planning issues: None our Clients are aware of.



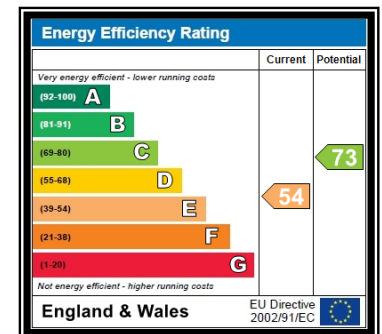
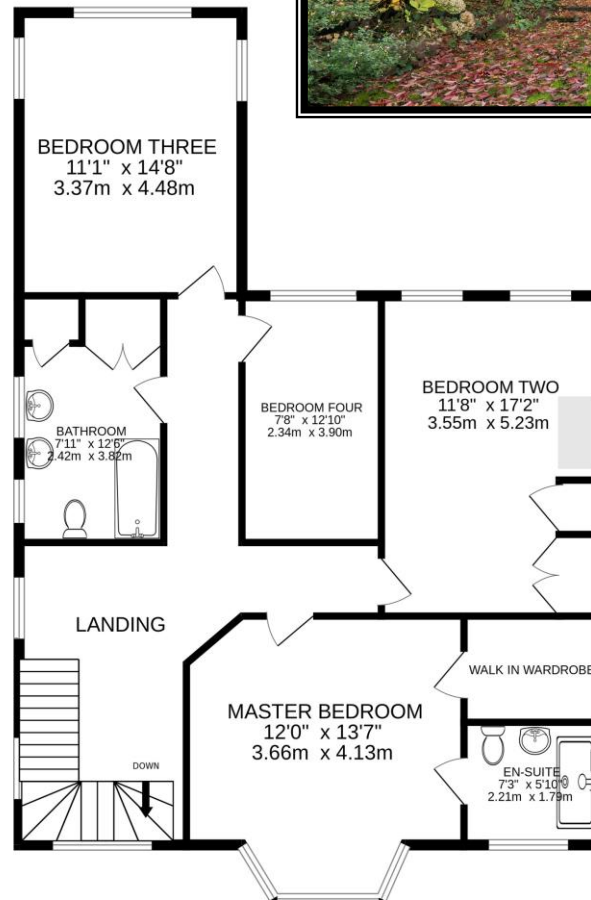
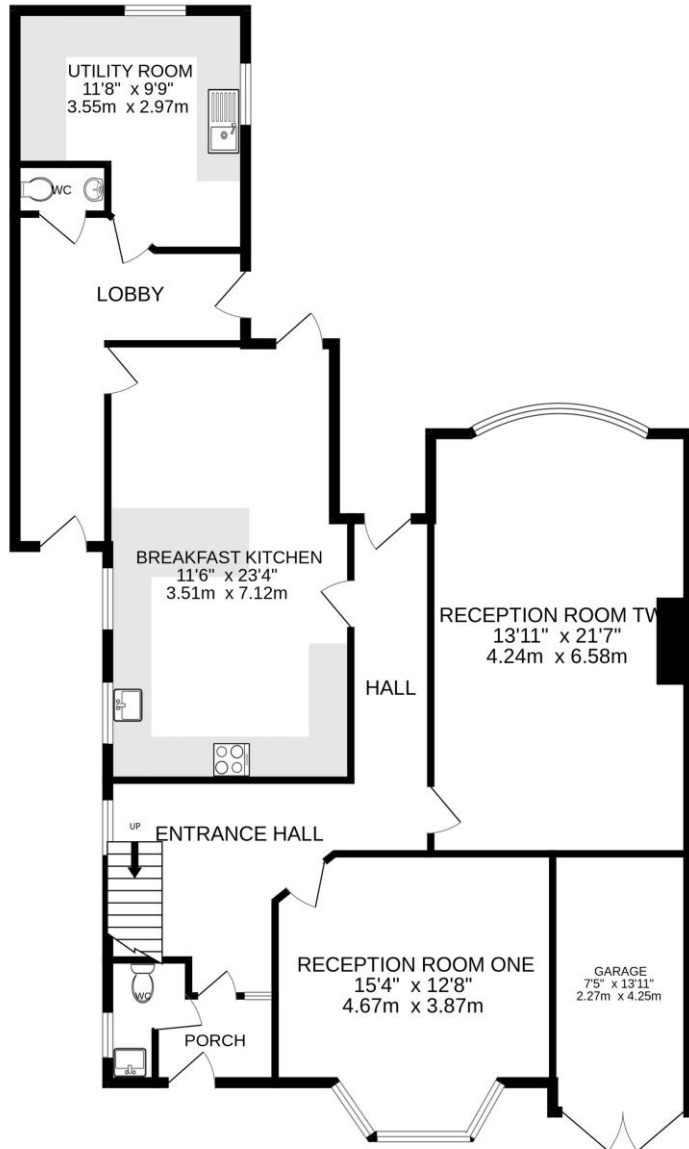




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Total Approximate Gross Internal Floor Area = 2319 SQ FT / 215 SQ M

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

