

# JAMES SELICKS

## 6 HEYTHROP CLOSE

OADBY, LEICESTER LE2 4SL

GUIDE PRICE: £600,000





A substantially extended, four bedroom three bathroom detached family home positioned on a quiet cul-de-sac just off Hunter's way.

Entrance hall • ground floor shower room • through sitting room • second sitting room • study • refitted dining kitchen • utility room • master bedroom • en-suite shower room • three bedrooms • family shower room • driveway • lawned gardens • two storage sheds • No upward chain • EPC - B

#### Location

The village of Oadby offers a wide range of local facilities catering for most day-to-day shopping needs as well as sporting and social facilities found within easy reach. Leicester's professional quarters and mainline railway station are only a short distance to the north. The property is within the catchment area for popular local schooling including Launde Primary, Woodland Grange Primary and Manor High filtering into Beauchamp College.

#### Accommodation

The property is accessed via a smart composite front door with glazed panels either side leading to a spacious entrance hall with tiled flooring, housing the stairs to the first floor with an understairs storage cupboard beneath. A fully tiled ground floor shower room with an opaque glazed window and chrome heated towel rail provides a white three piece suite comprising a low flush WC, wash hand basin with drawer beneath and a corner shower cubicle with fixed and flexible shower heads. To your left off the hallway is the large through sitting room with a bay window to the front elevation has a gas fire set within a wooden fireplace surround with marble hearth and back, ceiling coving and multi-glazed French doors leading onto the garden. Taking the sliding door to the right off the hallway will bring you into a second sitting room, with two bay windows to the side, inset ceiling spotlights and further sliding doors to a study, with rooflights, fitted cupboards and a door to the front.

The contemporary dining kitchen has two windows to the rear elevation, inset ceiling spotlights and tiled flooring throughout and boasts an excellent range of taupe, urban gloss fronted eye and base level units and drawers with ample quartz preparation surfaces, an undermounted stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a Neff oven with warming drawer, a four-ring gas hob with stainless steel extractor unit over and a dishwasher; there is also space for an American style fridge-freezer and an island unit providing further storage and breakfast bar space. A utility room provides an extensive range of built-in units, space and plumbing for an washing machine and condenser dryer and has a part glazed uPVC door to the garden.

The first floor landing houses the airing cupboard and provides loft access. The master bedroom has two windows to the front elevation, built-in wardrobes, inset ceiling spotlights and an en-suite with an opaque glazed window providing a three piece suite comprising an enclosed WC and wash hand basin with storage and a glazed double shower enclosure with two shower heads, a chrome heated towel, tiled walls and flooring. Bedroom two has two windows to the front elevation and a good range of built-in wardrobes, bedside drawers and shelving. Bedroom three has built-in wardrobes and a window to the rear. Bedroom four has a window to the rear. A further shower room with a window to the rear provides a three piece suite comprising an enclosed WC, pedestal wash hand basin and a glazed, double shower enclosure with fixed rainforest and flexible shower heads, tiled walls and floor.











### Outside

To the front of the property is a gravelled driveway providing ample off street car standing. To the rear of the property are good-sized gardens with a paved path to a patio entertaining area, two storage sheds and fenced boundaries.

**Tenure:** Freehold

**Local Authority:** Oadby & Wigston Council

**Tax Band:** D

**Listed Status:** None.

**Conservation Area:** No.

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

**Broadband delivered to the property:** Cable, 360mbps.

**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.



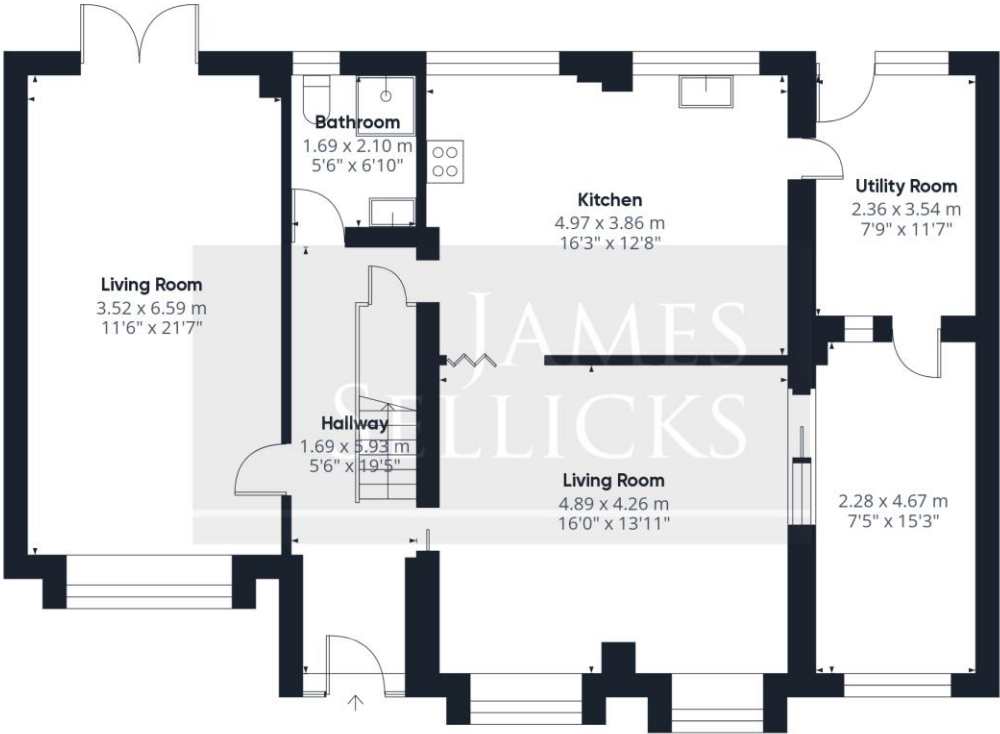




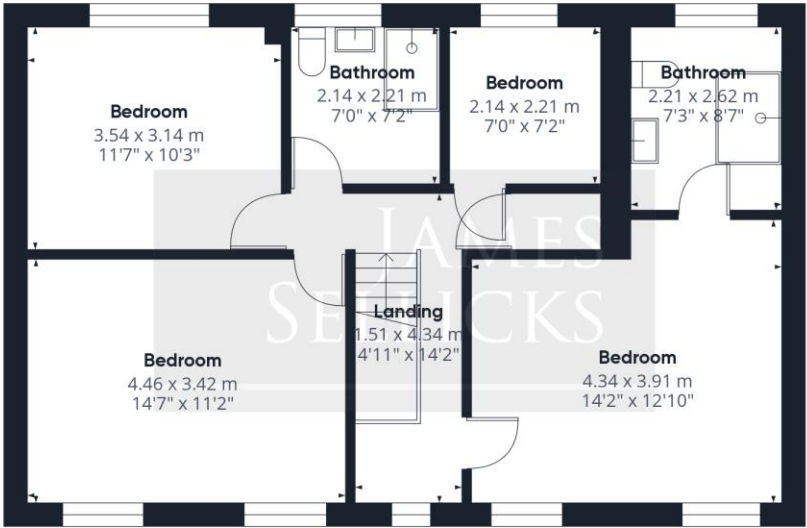








Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
161.97 m<sup>2</sup>  
1743.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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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.



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