

JAMES
SELICKS



7 SYCAMORE CLOSE

OADBY, LEICESTERSHIRE LE2 2RN

Positioned on a substantial plot totalling approximately 0.27 acres, a four bedroom, two bathroom detached bungalow thought suitable for further development (subject to the necessary planning consents). The property is located on a quiet cul-de-sac just off Knighton Rise, one of suburban Leicester's most regarded locations.

Recessed porch • reception hall • sitting room open to dining room • breakfast kitchen • utility room • master bedroom • en-suite shower room • three further bedrooms • family shower room • lawned frontage • driveway • double garage • beautiful lawned rear gardens • no upward chain • EPC - D

Location

This exclusive development rarely sees properties come to the open market. Shopping amenities are available within Oadby and at the fashionable Allandale Road/Francis Street Parades nearby, along with highly regarded schooling in the state and private sectors, and sporting facilities including a Golf Club, Racecourse, tennis and squash clubs. There is excellent access to the inner and outer ring road system and the M1/M69 motorway, as well as the city centre with its professional quarters and mainline railway station offering access to London St Pancras in just over an hour.

Accommodation

A recessed porch and front door leads into a large reception hall with ceiling coving, a glazed inner window and double doors to the through lounge/dining room and an archway to the bedroom accommodation. The breakfast kitchen has three windows to the front, inset ceiling spotlights, ceiling coving, tiled flooring and a good range of oak fronted eye and base level units, glazed display cabinets and drawers with ample preparation surfaces, tiled splashbacks and a ceramic one and a quarter bowl sink with a swan neck mixer tap over. integrated appliances include a dishwasher, fridge and a Neff double oven and microwave with a four-ring halogen hob and extractor unit over. A utility room off houses the Glow Worm wall mounted boiler and provides base level units with worktops and a one and a half bowl stainless steel sink and drainer unit with mixer tap and window over, space and plumbing for an automatic washing machine, tiled flooring and access to the garage. Double doors lead into the through lounge/dining room, the lounge area having an inset gas living flame effect fire set within a feature brick recess, ceiling coving, a window overlooking the rear garden, and French doors leading onto the patio area. An archway leads through to a dining room with a further window overlooking the patio and with a glazed inner window to the hallway.

An inner hallway provides access to the bedrooms and houses a cloaks cupboard. The master bedroom has an excellent range of built-in wardrobes, cupboards, bedside drawers and a vanity unit, ceiling coving, a window to the front and an en-suite comprising an enclosed WC and wash hand basin with cupboards under, a corner shower cubicle, chrome heated towel, inset ceiling spotlights, an opaque glazed window to the front, fully tiled walls and flooring. Bedroom two is also a double room, with a window to the rear, ceiling coving, an excellent built-in wardrobes, cupboards, drawers and a vanity unit. Bedroom three has a built-in vanity unit with drawers beneath, high-level cupboards, ceiling coving and a window to the rear. Bedroom four/study has ceiling coving and a window to the rear. The family shower room has an enclosed WC with cupboards to the side, an inset wash hand basin with a mirror and light over, cupboards to the side and beneath, and a corner shower cubicle, heated towel rail, inset ceiling spotlights, an opaque glazed window to the front, fully tiled walls and tiled flooring with electric underfloor heating.







Outside

The property is approached via a lawned frontage with mature planting and a magnificent tree. A gravelled driveway provides ample off street parking and access to a double garage with an electrically operator door. Gates side access leads to the rear of the property and delightful landscaped gardens, predominantly laid lawn with extensive paved seating areas, mature planted borders and a timber summerhouse, fenced and hedged boundaries.

Tenure: Freehold

Local Authority: Oadby & Wigston Council

Tax Band: F

Listed Status: None.

Conservation Area: None.

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

Broadband delivered to the property: Unknown.

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.

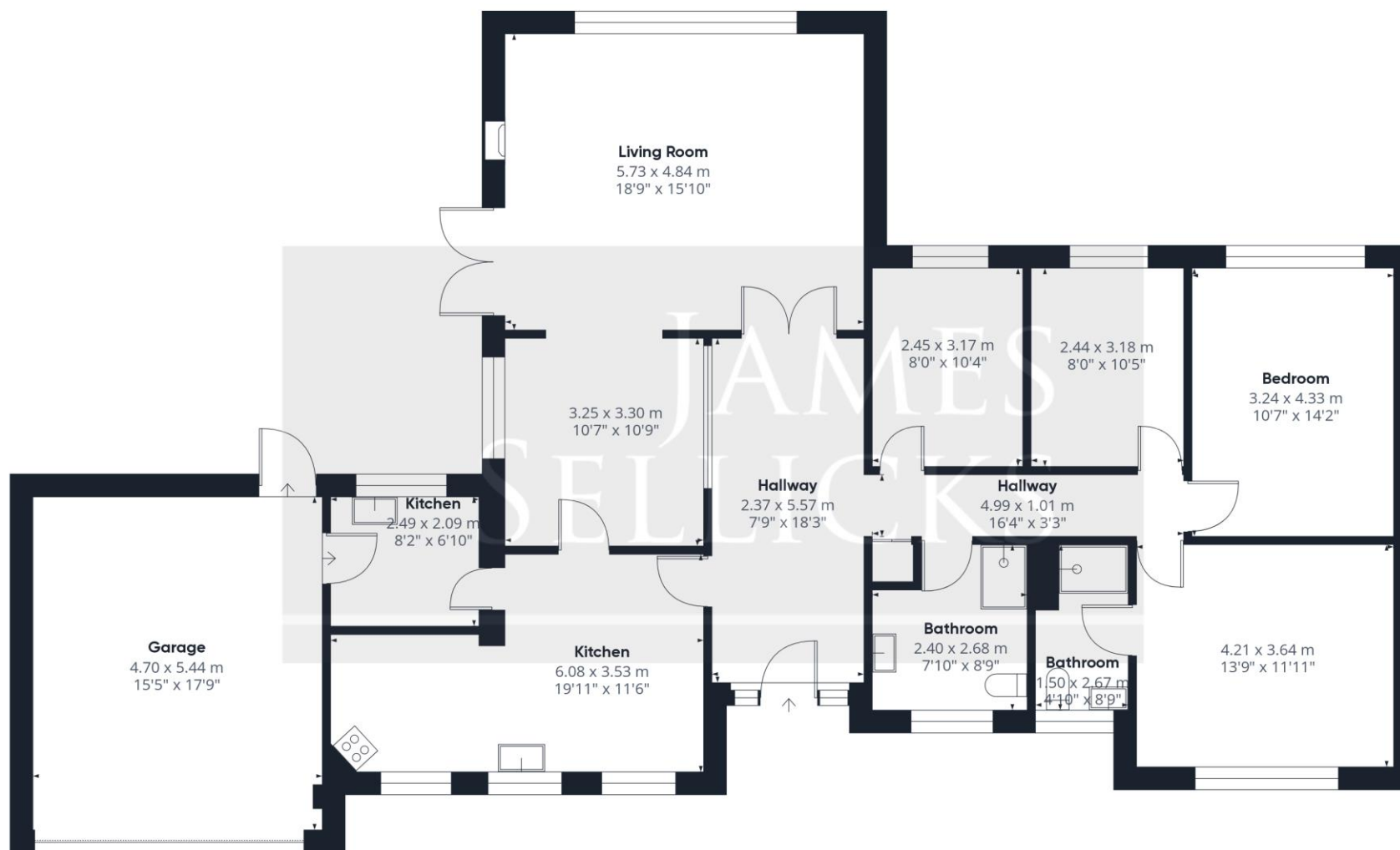
Accessibility: Two-storey property. No accessibility modifications made.

Planning issues: None our Clients are Aware of.









Approximate total area⁽¹⁾

160.69 m²

1729.65 ft²

(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.

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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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