

JAMES  
SELICKS

42 THE YEWS

OADBY, LEICESTER LE2 5EF

GUIDE PRICE: £850,000





Positioned on a beautiful plot of approximately 0.21 acres, a substantial and refurbished, four bedroom detached family home located on one of Oadby's most prestigious cul-de-sacs providing ease of access into the village centre.

Storm porch • entrance hall • cloakroom • family room • sitting room • second sitting room open to dining area • kitchen • utility room • master bedroom • refitted en-suite shower room • three further bedrooms • family bathroom • driveway • double garage • lawned rear gardens • EPC - tbc

#### Location

The Yews has been long recognised as one of the most sought after locations within the County, principally due to the peaceful location and layout of the development, which are well cared for by the local residents. The location provides easy access to shopping along The Parade, with Marks & Spencer nearby, plus leisure and recreational facilities and is well served by local public transport.

#### Accommodation

A storm porch and double doors into a small porch area with marble flooring and glazed inner double internal doors leading into a large entrance hall with wood laminate flooring, housing the return staircase to the first floor and a useful ground floor cloakroom with a two piece suite, fully tiled with a built-in cloaks cupboard. To the front is a family room/study with a window, ceiling coving and a dado rail. The large sitting room has a window to the front, a feature stone fireplace with an inset gas living flame effect fire, marble hearth and back, ceiling coving, wood laminate flooring and double doors leading onto the rear garden.

A second sitting/dining room provides a light, open plan space with oak flooring throughout, inset ceiling spotlights, a brick built corner fireplace with a gas living flame effect raised basket fire, a window to the side and sliding patio doors leading onto the patio entertaining area. An archway leads through to the refitted kitchen, a superb space with a vaulted ceiling, feature spotlighting and oak flooring, boasting an excellent range of urban gloss fronted eye and base level units and drawers, glazed display cabinets, under unit lighting, ample granite preparation surfaces with tiled splashbacks and a black polycarbonate sink with mixer tap and window over. Integrated appliances include a Bosch oven with a four-ring induction hob and extractor unit above, a dishwasher and fridge. A glazed door leads to a utility room with a matching range of units, preparation surfaces and sink, plumbing for an automatic washing machine and further white appliance space.

To the first floor is a spacious galleried landing with inset ceiling spotlights, loft access and a built-in airing cupboard. The spacious master bedroom has an excellent range of built-in wardrobes, bedside tables and drawers, oak flooring, a window to the front and a magnificent refitted en-suite shower room housing a built-in cupboard and boasting a white four piece suite comprising an enclosed WC, bidet, a contemporary wash hand basin with drawers beneath and a mirror with lights over, and a walk-in door shower enclosure with fixed and flexible shower heads, inset ceiling spotlights, a chrome heated towel rail, fully tiled marble walls and flooring with underfloor heating.

Bedroom two has a good range of built-in wardrobes, drawers, bedside cabinets and a dressing table with mirror, ceiling coving and a window to the front. Bedroom three has a window to the rear, wood laminate flooring and a good range of built-in wardrobes.











Bedroom four has a window to the front and built-in wardrobes. The family bathroom provides a four piece suite comprising a corner bath with shower attachment, a separate shower cubicle, enclosed WC and inset wash hand basin with cupboards and drawers under, mirror and light over, a heated chrome heated towel rail/mirror, fully tiled walls and tiled flooring and a window to the rear.

#### Outside

To the front of the property is a lawned area with mature planted trees and shrubs, and a sweeping tarmac driveway providing ample car standing and access to a double garage with an electronically operated door. To the rear of the property are beautiful, mature gardens, mainly laid to lawn with several paved patio entertaining areas, an attached garden room, fenced and hedged boundaries with a gate leading onto Uplands Park.

**Tenure:** Freehold

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

**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:** fibre, speed 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:** No Accessibility Modifications Made.

**Planning issues:** None our Clients are Aware of.



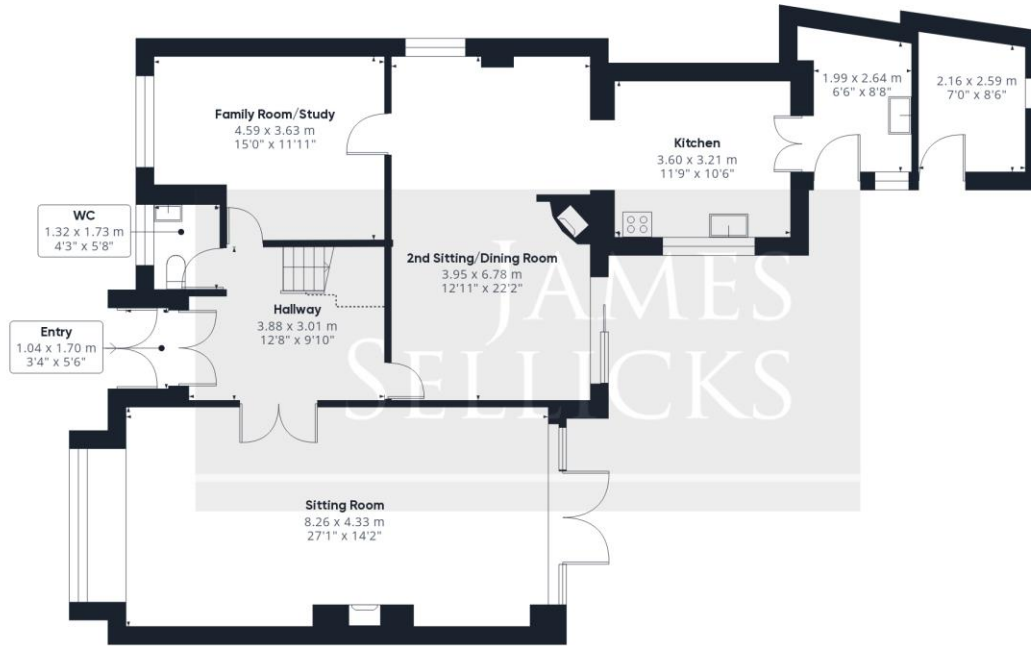




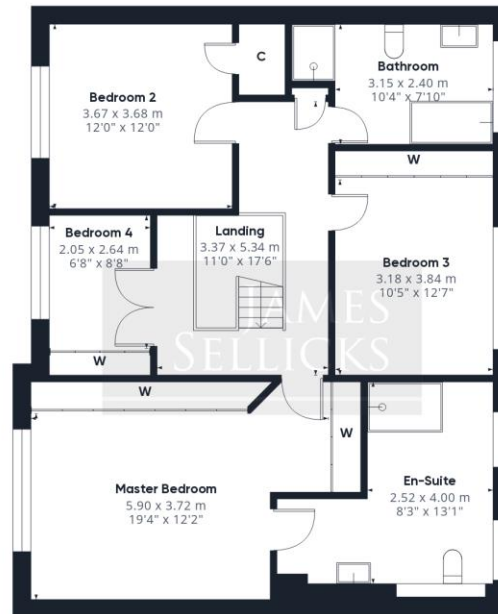








**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

210.49 m<sup>2</sup>  
2265.69 ft<sup>2</sup>

**Reduced headroom**

1.63 m<sup>2</sup>  
17.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

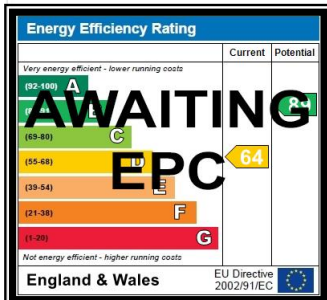
**Reduced headroom**

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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