

JAMES SELICKS

5 PENNINE CLOSE

OADBY
LEICESTERSHIRE LE2 4TB

GUIDE PRICE £490,000



An attractive, extended and refurbished, four bedroom detached family home, tucked away on this quiet cul-de-sac within the sought after village of Oadby.

Storm porch • entrance hall • cloakroom • study • kitchen • through lounge/dining room • conservatory • four bedrooms • bathroom • driveway • lawned rear gardens • EPC - C

Location

Oadby is one of the most sought after and desired addresses within the County, with excellent schooling in both the state and private sector, a wide range of leisure and recreational facilities and a thriving shopping centre, the location offers good access to Leicester city centre as well as some of Leicestershire's most attractive rolling countryside.

Accommodation

The property is entered via a storm porch area and a composite door into a bright entrance hall with wood laminate flooring, housing the stairs to the first floor with an understairs cloakroom providing a two piece suite including a Grohe automatic WC. To the front of the property is a study with wood laminate flooring and a window.

The stunning through lounge/dining room has a uPVC double glazed bay window to the front elevation, a feature fireplace with an inset gas living flame effect fire and marble hearth, wood laminate flooring and ceiling coving throughout and uPVC sliding doors into the conservatory, of brick and uPVC construction, this lovely space have heating and overlooks the garden.

The breakfast kitchen is fantastic, boasting an excellent range of eye and base level units, drawers and pull-out cupboards, ample stone effect preparation surfaces, an undermounted sink with sinkerator beneath, boiling water mixer tap and window above overlooking the rear garden. Integrated appliances include a stainless steel Samsung oven and microwave, Samsung induction hob and extractor unit over, plus space and plumbing for an automatic washing machine and tumble dryer. There is inset ceiling spotlights and herringbone tiled flooring throughout, and a Peninsula breakfast bar with feature pendant lighting over providing a pleasant searing area, beside a uPVC door onto the patio entertaining area.

The first floor landing houses the airing cupboard and provides loft access. The spacious master bedroom has two windows to the front elevation, ample space for wardrobes, inset ceiling spotlights and the unusual feature of a tiled and glazed shower enclosure. Bedroom two is a double, with a window to the rear. Bedroom three is also a double room, with a window to the front and a built-in storage cupboard. Bedroom four has a window to the rear. The luxury bathroom provides a three piece suite comprising a panelled bath with glazed shower screen, a pedestal wash hand basin and enclosed automatic WC, inset ceiling spotlights, a built-in storage cupboard, an opaque glazed window, heated towel rail, fully tiled walls and flooring.







Outside

To the front of the property is a block paved driveway providing off street car standing for three vehicles. The rear gardens are delightful, mainly laid to lawn with a patio entertaining area, a storage shed and fenced borders.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: D

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: tbc

Non-standard construction: Believed to be Standard,

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

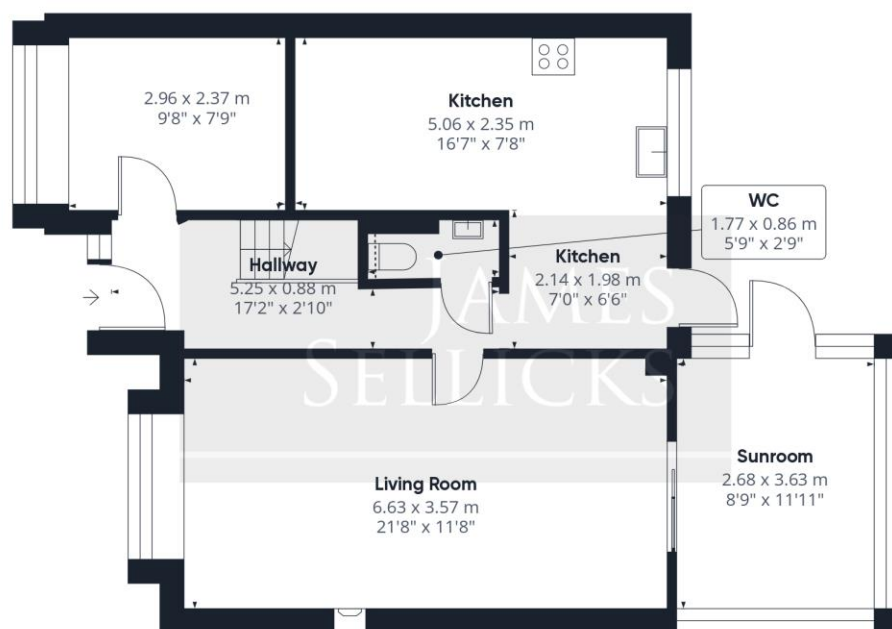
Flooding issues in the last 5 years: None our Clients are Aware of.

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

Planning issues: None our Clients are Aware of.







Floor 1



Floor 2

Approximate total area⁽¹⁾

117.9 m²
1269.09 ft²

Reduced headroom

0.06 m²
0.64 ft²

(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 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.

