

JAMES SELICKS

1 MEADOWCOURT ROAD

OADBY, LEICESTERSHIRE
LE2 2PB

GUIDE PRICE £950,000





A stunning, period family home boasting spacious accommodation over three floors, positioned on a superb plot extending to approximately 0.27 acres, thought suitable for extension and remodelling subject to the necessary planning consents. The property has been beautifully cared for by the current owners for almost 30 years and is immaculately presented.

Storm porch • reception hall • cloakroom • dining room • sitting room • breakfast kitchen • utility room • office • master bedroom • en-suite • two further first floor bedrooms • family bathroom • second floor bedroom • study • pretty frontage • block paved driveway • double garage • side courtyard • deep mature rear gardens • EPC - D

Location

Situated just within Oadby on the Stoneygate border, Meadowcourt Road has long been recognised as one of the most favoured suburban locations anywhere within the County. The popularity of the area is derived from the quality and design of the housing stock, the convenience to shopping within Oadby village and the fashionable Allandale Road/Francis Street parades, sporting and leisure facilities and schooling in the state and private sector, plus access to the city, professional quarters and mainline railway access to London St Pancras in just over one hour.

Accommodation

A feature arched storm porch and original wood and glazed front door lead into the spacious reception hall, with beautiful original Parquet flooring, picture rail and ceiling coving, housing the return staircase to the first floor and giving access to a cloakroom with a two piece suite. The front reception room (currently a dining room) has a deep bay window to the front elevation, ceiling coving, inset ceiling spotlights, oak flooring and a feature wooden fireplace surround with original mirror over and an inset cast iron log burner on a slate hearth. Next is the sitting room, a bright, airy space with a window to the front, oak flooring, exposed oak ceiling beams and French doors leading onto the rear patio entertaining area.

Double doors lead from the hallway into the breakfast kitchen, with a window to the side, inset ceiling spotlights and feature Servant's bells. There is quarry tiled flooring throughout and an excellent range of Shaker style eye and base level units and drawers, ample preparation surfaces and tiled splashbacks and a one and a quarter bowl stainless steel sink and drainer unit. Integrated appliances include a stainless steel double oven, a four-ring hob with a concealed extractor unit above and a dishwasher. An office with oak flooring and a window to the rear affording views down the garden provides built-in desks and shelving. A rear lobby with a door to the side gives access to a utility room with a window to the rear houses the Worcester wall mounted boiler and provides eye and base level units, worktops, a stainless steel sink and drainer unit, space and plumbing for an automatic washing machine and tumble dryer.

The first floor hall has a large window and provides access to a walk in cupboard, three bedrooms and the family bathroom. The generous master bedroom has a dual aspect with windows to the front and rear elevations overlooking the rear garden, an extensive range of built-in wardrobes and original cupboards, picture rail and an en-suite with a feature cast iron fireplace and a window to the rear, providing a four piece suite comprising a panelled bath, low flush WC, tiled shower and an inset wash hand basin into a vanity top with storage beneath.

Bedroom two has a window to the front elevation, inset ceiling spotlights, a built-in wardrobe, desk and cupboards. Bedroom three has windows to the rear and side elevations. The family bathroom houses the airing cupboard, a further storage cupboard has windows to the side elevation and provides a four piece suite comprising a panelled bath, low flush WC, pedestal wash hand basin and shower enclosure. To the second floor is a landing with a window to the side providing ample storage and access to bedroom four with a large walk-in storage space and a study with a window to the front and eaves storage.





Outside

To the front of the property is tall privet hedging providing privacy to the lawned and York stone paved frontage with a variety of trees and shrubs. A block paved driveway provides off street car standing for several vehicles and access to a double garage with an up and over door, power and lights. Gated side access leads to a pleasant side courtyard entertaining area with a water feature adjacent to the house and superb, deep mature gardens to the rear, mainly laid to lawn with an array of trees, shrubs and plants, brick pathways, raised flowerbeds and fantastic herbaceous borders either side, flanked by privet hedging.

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

Listed Status: None. **Conservation Area:** Oadby Hill Top & Meadowcourt.

Services: Offered with all mains services & gas-fired, zone controlled central heating (ground & upper floors independently operable), Drayton thermostatic radiator valves & Hive heating/hot water controls.

Construction: Believed to be Standard. Majority of principal rooms lined with insulated plasterboard.

Some windows are double glazed (EPC Rating 66D, slightly higher than average for England & Wales). **Broadband delivered to the property:** fibre, 116mbps. Principal rooms hard wired with internet point.

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

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

Planning issues: None our Clients are aware of.

Wayleaves, Rights of Way & Covenants: Historic restrictive covenants (1917) apply to several houses on Meadowcourt Road. Specific covenants applying to this property following a 1967 "land swap" with the University of Leicester restricting building on part of the land without permission. *More information available upon request.* (The current owner emphasises that this information is provided on a goodwill basis and accepts no responsibility for its accuracy and urges prospective buyers to seek professional legal advice on this matter).







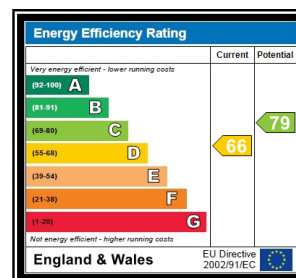
1 Meadowcourt Road, Oadby, Leicestershire LE2 2PD

Total Approximate Gross Internal Floor Area

House = 2454 SQ FT / 228 SQ M

Garage = 441 SQ FT / 41 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.



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