

JAMES SELICKS

1 RISTON CLOSE

OADBY, LEICESTERSHIRE
LE2 5WN





Located in a sought-after location on a large corner plot, this traditional detached family home offers generous accommodation now in need of modernisation, presenting an excellent opportunity for extension to both sides and rear (subject to the necessary planning consents).

Porch • entrance hall • cloakroom • 'L' shaped sitting/dining room • conservatory • kitchen • utility room • three bedrooms • shower room • driveway • single garage • large, lawned corner plot • EPC - D

Location

The location provides convenient access to The Parade, an attractive shopping area with many national retailers, and major superstores a little further away, together with popular schooling (Gartree High and Beauchamp College being of particular note). Leicester city centre with its mainline railway access to London St Pancras in just over an hour is approximately three miles distant, and the M1/M69 motorway networks and Fosse Retail Park are also closeby.

Accommodation

A glazed and uPVC porch with a sliding door, tiled flooring and wood panelling leads into an entrance hall with wooden flooring, ceiling coving and an obscure glazed panel to the sitting room, housing the stairs to the first floor and a cloakroom with a two piece suite. The spacious 'L' shaped sitting/dining room has great natural light by virtue of a large bay window to the front elevation and sliding uPVC doors onto the garden. There is an inset electric fire with wooden surround, ceiling coving and a glass door leading into the uPVC conservatory, featuring a sliding door to the garden. The kitchen has a range of eye and base level units, wood-effect preparation surfaces, tiled splashbacks and a stainless steel sink with mixer tap and window above overlooking the garden. There is a gas oven and hob with extractor unit above, white appliance space and a useful understairs storage/pantry cupboard. A utility room with cupboards, worktops and a sink provides further white appliance space, plumbing for a washing machine and has a window to the rear, access to garage and a uPVC door to garden.

To the first floor is a landing providing loft access, housing the airing cupboard with water tank, and having a window to the side. The master is a generous bedroom with a window to the front and twin built-in wardrobes with sliding doors. Bedroom two is also a spacious double with a window to the front. Bedroom three has a window to the rear, built-in wardrobes and a cupboard. The accommodation is completed by a shower room, with an obscure glazed window to the rear and a three piece suite comprising a double shower enclosure and an enclosed WC and wash hand basin with storage, wet room wall panels and tile-effect flooring.

Outside

To the front of the property is a block paved driveway providing off-street parking for two vehicles, with a lawned area extending around the corner plot. An attached single garage with an up and over door houses the boiler and has a side window and personal door to the utility. Gated side access leads to the lovely rear gardens comprising of a delightful patio entertaining area stepping down to a well-maintained lawn surrounded by mature planting and trees with lush hedging offering excellent privacy and outdoor enjoyment.

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

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

Broadband delivered to the property: Cable, speed unknown.

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

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

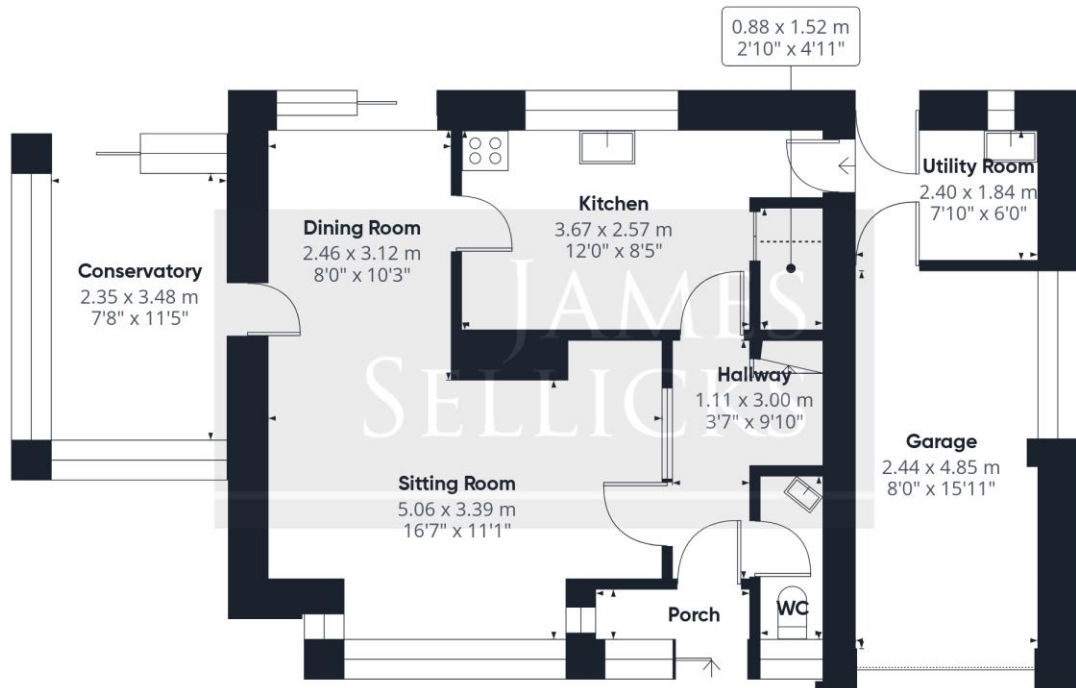
Accessibility: Two-Storey property, no specific accessibility modifications made.

Planning issues: None our Clients are Aware of.

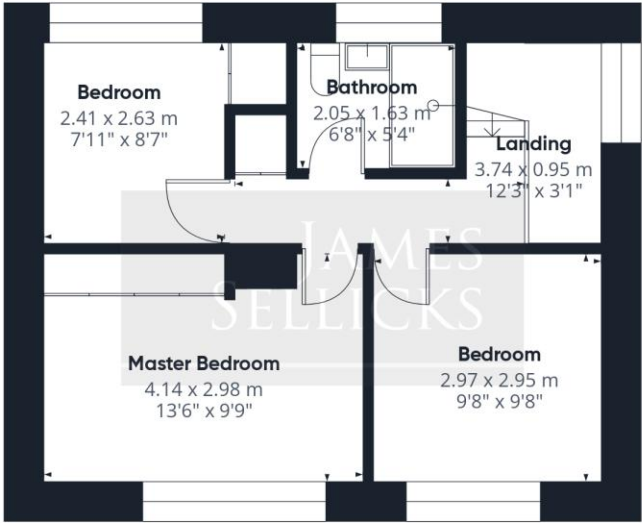








Floor 1



Floor 2

Approximate total area^m

104.4 m²
1123 ft²

Reduced headroom

0.9 m²
9 ft²

(1) Excluding balconies and terraces

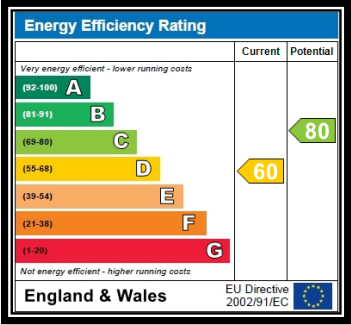
Reduced headroom

..... 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.

