

JAMES SELICKS

20 SEVERN ROAD

OADBY
LEICESTERSHIRE LE2 4FY





A particularly well extended, five bedroom, three bathroom detached family home located close to Manor High School and within the catchment area for Beauchamp College, with good access to neighbourhood shopping facilities catering for most day-to-day needs.

Entrance hall • cloakroom • front reception room (currently office/media room) • through lounge/dining room • breakfast kitchen • five bedrooms • two en-suites • family bathroom • driveway • single garage • lawned rear gardens • summerhouse • EPC - C

Location

Oadby village offers an attractive range of shopping along The Parade and well served by sporting and leisure facilities. Leicester city centre with its professional quarters, mainline railway station and extensive shopping amenities is just over three miles distant.

Accommodation

The property is entered via a part glazed uPVC front door with windows either side leading to a spacious entrance hall with laminate effect flooring and inset ceiling spotlights, housing the stairs to the first floor with two useful understairs storage cupboards and a ground floor cloakroom with a white two piece suite. To the left off the hallway is a substantial reception room (currently utilised as an office/media room) with a window to the front and inset ceiling spotlights. Double doors lead into a generously-proportioned through lounge/dining room with a window to the front elevation, inset ceiling spotlights and French doors leading onto the decked patio area.

The large breakfast kitchen has two windows overlooking the garden and boasts an excellent range of white, contemporary urban gloss fronted eye and base level units and drawers, tiled splashbacks, ample preparation surfaces with incorporating breakfast bar space and housing two stainless steel sinks, one circular, and a further one and a quarter bowl with drainer unit, both with mixer taps above. Integrated appliances include a dishwasher and a Rangemaster professional oven with a double oven, grill and six-ring gas burner with a black splashback and stainless steel canopy style extractor unit above. There is space and plumbing for an American style fridge-freezer and an automatic washing machine, inset ceiling spotlights and vinyl flooring throughout, and French doors leading onto the decked patio area.

The first floor landing provides loft access. The master bedroom is huge, with ample space for wardrobes, has inset ceiling spotlights, a window to the front and an en-suite with a three piece suite comprising an enclosed WC, pedestal wash hand basin and a corner shower cubicle. Bedroom two has inset ceiling spotlights, a window to the front and an en-suite. There are three further bedrooms and a family bathroom providing a white three piece suite comprising an enclosed WC, pedestal wash and basin and a corner bath with shower attachment over, a chrome heated towel rail, an opaque glazed window to the front, part tiled walls and vinyl flooring.

Outside

To the front of the property is a large tarmac driveway providing off street car standing for four vehicles and access to a single garage. To the rear of the property are lawned gardens with a decked seating area and a large timber summerhouse with power and an air-conditioning unit.

Tenure: Freehold, **Conservation Area:** No.

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

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

Broadband delivered to the property: Fibre, 80mbps.

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 issues: Two-Storey property. No permanent modifications have been made.

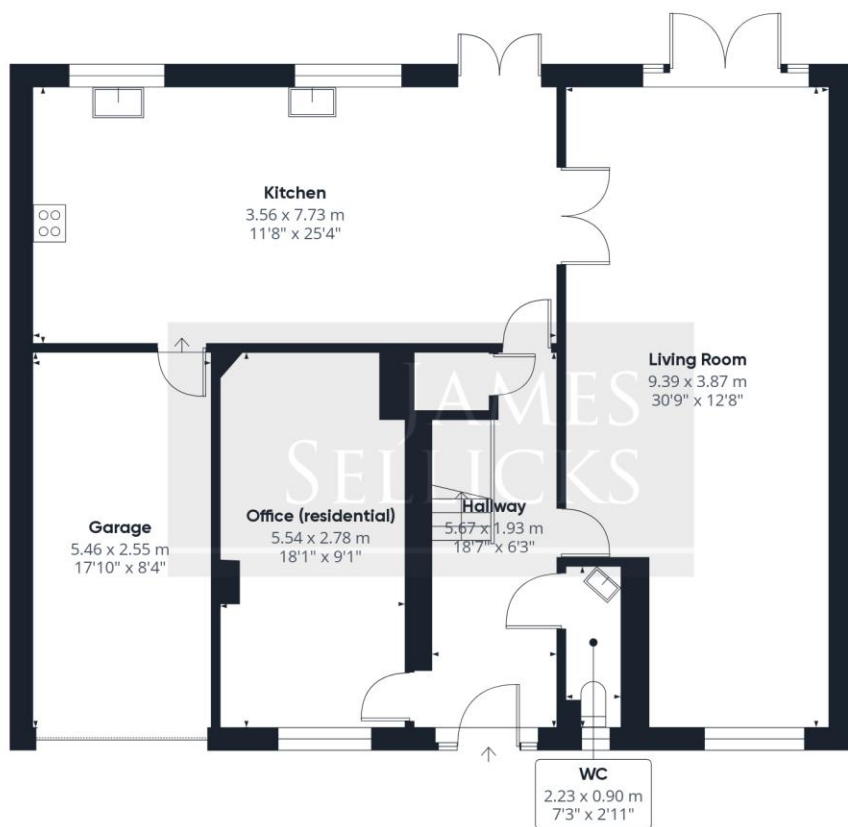
Planning issues: None our Clients are Aware of.



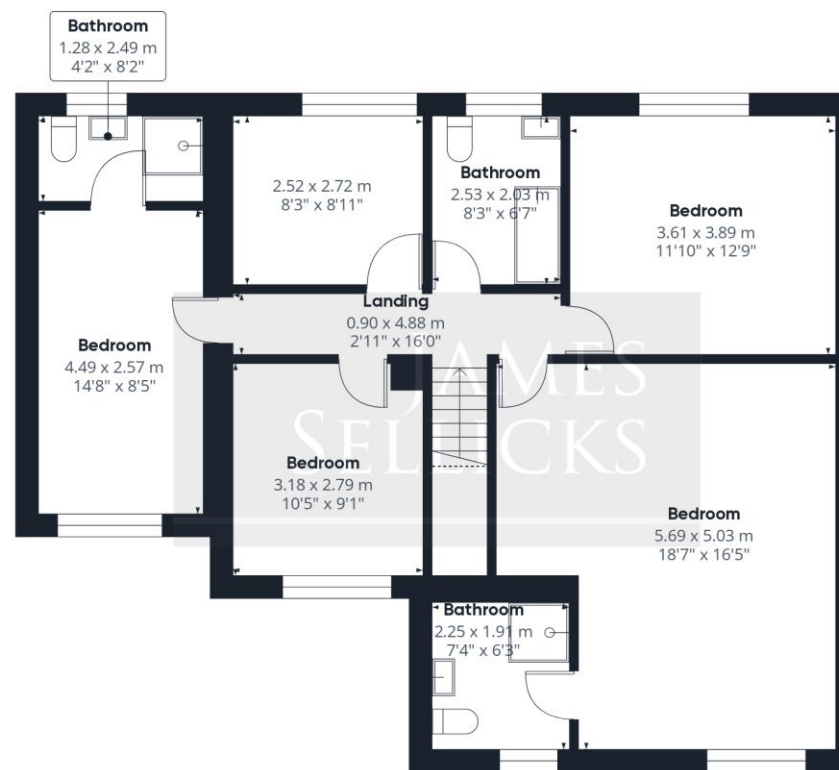








Floor 1



Floor 2

Approximate total area⁽¹⁾

187.55 m²

2018.79 ft²

(1) Excluding balconies and terraces

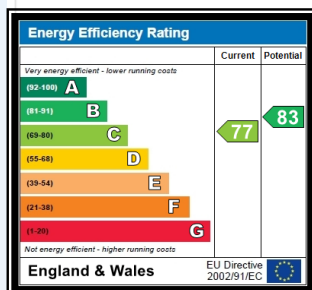
Reduced headroom

..... 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.

