

JAMES SELICKS

18 MEADOWCOURT ROAD

OADBY, LEICESTERSHIRE
LE2 2PB

GUIDE PRICE £760,000



Built circa 1908 and located on one of Oadby's most prestigious and picturesque roads, this exceptional five bedroom Edwardian detached residence exudes period charm and character throughout, while enjoying the comfort and convenience of modern updates. Set on an expansive, mature plot, the property also benefits from a fully converted detached home office, ideal for remote working or creative pursuits.

Porch • entrance hall • breakfast kitchen • pantry/utility • sitting room • dining room • ground floor cloakroom • four double first floor bedrooms • family bathroom • second floor bedroom five • en-suite • driveway • stunning south-facing rear gardens • greenhouse • timber shed • home office (former garage) • store room • EPC - tbc

Location

Meadowcourt Road has long been regarded as one of Oadby's most attractive roads, a tree lined cul-de-sac with an interesting mix of period property. Its position provides easy access to Leicester city centre and the M1/M69 motorway networks and associated Fosse Retail Park via the ring road. Oadby itself offers a wide range of shopping facilities, sporting and social amenities, extremely popular state schools with private schooling available at the Leicester High School for Girls a short distance away, Stonegate and the Leicester Grammar School found at nearby Great Glen.

Accommodation

A charming external recessed porch with a stained-glass front door leads into an inviting entrance hall, adorned with Parquet flooring and original features. A breakfast room with a feature fireplace, exposed floorboards, and built-in pine dresser, leads to the kitchen, thoughtfully designed with bespoke eye and base level units plus an island, all topped with granite preparation surfaces and featuring a ceramic sink. Integrated appliances include a Rangemaster Professional cooker with five-ring halogen hob, fridge and dishwasher. There is also a useful walk-in pantry/utility providing white appliance space.

The comfortable sitting room boasts a cast iron fireplace with tiled inserts and a bay window overlooking the rear garden. The dining room is elegant and spacious, with a gas living flame fireplace and further garden views via a large bay window. A side lobby houses a ground floor cloakroom and provides access to the garden.

To the first floor a split-level landing leads to four generous double bedrooms. The principal bedroom features a charming cast iron fireplace with copper detailing. Each room includes fitted wardrobes or storage. A stylish family bathroom houses the Veissmann boiler and provides a freestanding roll-top bath, separate shower cubicle and a wash hand basin. There is also a separate WC.

A staircase leads to the second floor and a cleverly converted attic space comprising a versatile dressing room/study area and a fifth bedroom with an en-suite housing a wall-mounted Worcester boiler (serving this level) with a modern three-piece suite.







Outside

To the front of the property, a tarmac driveway provides ample off-road parking framed by mature planted borders.

The rear garden is truly a hidden gem, private and lovingly landscaped with paved patio entertaining areas, shaped lawns, mature trees and shrubs and a variety of well-stocked borders. Further gravelled and paved seating areas provide additional spots to relax or entertain, with a greenhouse and timber shed tucked away at the rear.

Tenure: Freehold

Local Authority: Oadby & Wigston Council

Tax Band: F

Listed Status: None

Conservation Area: Oadby Hill Top and Meadowcourt

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

Broadband delivered to the property: Assumed to be fibre, speed unknown.

Construction: Assumed 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.

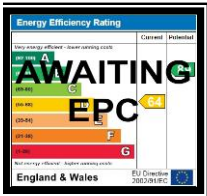
Accessibility: Three-Storey property, no specific accessibility modifications made.

Planning issues: None our Clients are Aware of.









Meadowcourt Road, Oadby, LE2

Approximate Area = 1932 sq ft / 179.4 sq m

Limited Use Area(s) = 111 sq ft / 10.3 sq m

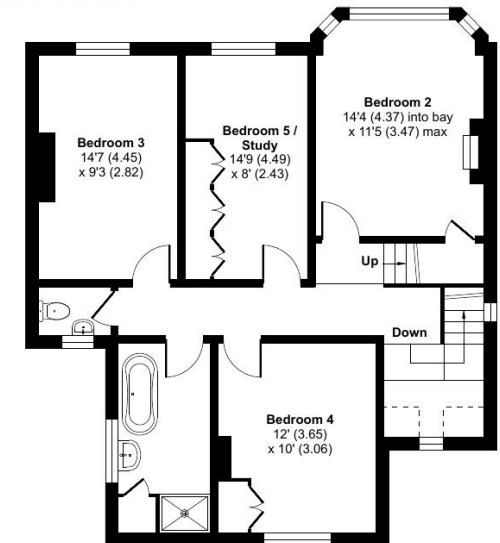
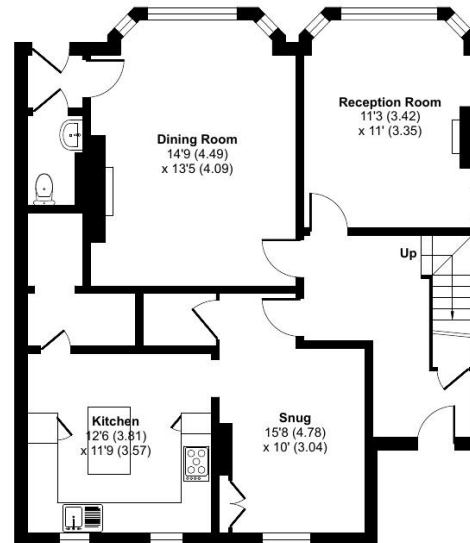
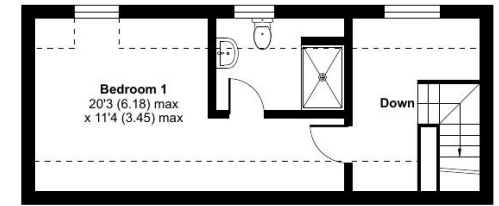
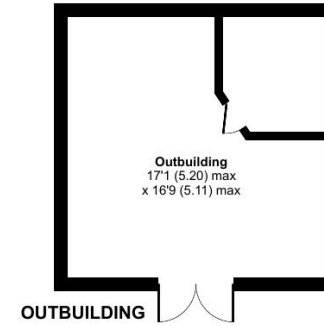
Outbuilding = 286 sq ft / 26.5 sq m

Total = 2329 sq ft / 216.4 sq m

For identification only - Not to scale



Denotes restricted
head height



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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.

