

JAMES SELICKS

2 OAKFIELD ROAD

STONEYGATE
LEICESTER LE2 1LU

GUIDE PRICE £329,500



A spacious and well-appointed, three-bedroom semi-detached home offering comfortable, modern living with excellent potential for future extension. This delightful property features a thoughtful layout, generous rooms, and stylish finishes throughout.

Entrance hall • cloakroom • two reception rooms • kitchen • utility room • ground floor shower room • three double bedrooms • first floor bathroom • front & side low-maintenance garden • off street parking • modern shed • EPC - C

Location

Oakfield Road lies just off the A6 London Road, providing convenient access to the city centre and neighbourhood shopping facilities on the nearby Queens Road, Clarendon Park shopping parades and trendy Allandale Road/Francis Street.

Accommodation

The property is entered via a uPVC door into a bright, spacious entrance hall with attractive wood effect laminate flooring and an obscure window to the side, housing the stairs to the first floor with a useful understairs storage cupboard beneath and further storage provided by a large cloaks cupboard. The front reception room is warm and welcoming, fully carpeted and featuring a uPVC bay window to the front that floods the space with light. The rear reception room has laminate wood effect flooring and boasts uPVC patio doors and a rear facing window, offering a seamless connection to the garden.

The kitchen is tastefully fitted with a good range of cream eye and base level units and drawers, complemented by stone effect preparation surfaces, white tiled splashbacks and a double stainless steel sink with a drainer unit and marble effect floor tiling. Integrated appliances include a sleek Cooke & Lewis oven with a matching four-ring hob, and there is space and plumbing for a slimline dishwasher.

A utility area sits just off the kitchen, with shelving and plumbing for a washing machine and tumble dryer, plus a convenient uPVC door leading outside. The ground floor accommodation is completed by a handy shower room with a modern shower with glass screen, a low flush WC and a wash hand basin with storage beneath, a chrome towel radiator and matching tiling to that in the kitchen.

To the first floor a carpeted landing with a side-facing window houses a convenient storage cupboard and provides loft access. The master bedroom is generously proportioned, carpeted, and features two built-in double wardrobes, along with a rear facing window. Bedroom two is another spacious double, carpeted, with a front facing window. Unusually for this style of property, the third bedroom is again a double room, carpeted with a window to the front. The family bathroom is beautifully finished with marble effect tiles to the floor and walls. It includes a shaped bath with shower over, a low flush WC and a pedestal wash hand basin, mirrored storage cabinet and an obscure glazed window. A large cupboard houses the Worcester Bosch boiler, offering efficient heating and hot water.





Outside

To the side of the property is a low-maintenance, mainly stoned area bordered by private hedging. To the rear, a raised concrete parking space offers practicality and potential (thought ideal for future side extension, subject to the necessary planning consents). The garden is primarily laid to patio, with a rear access gate and a robust, modern shed fitted with full power and lighting, an impressive addition that the current owner advises cost approximately £10,000.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: A

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: Mobile 4G & 5G.

Construction: Believed to be Standard.

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

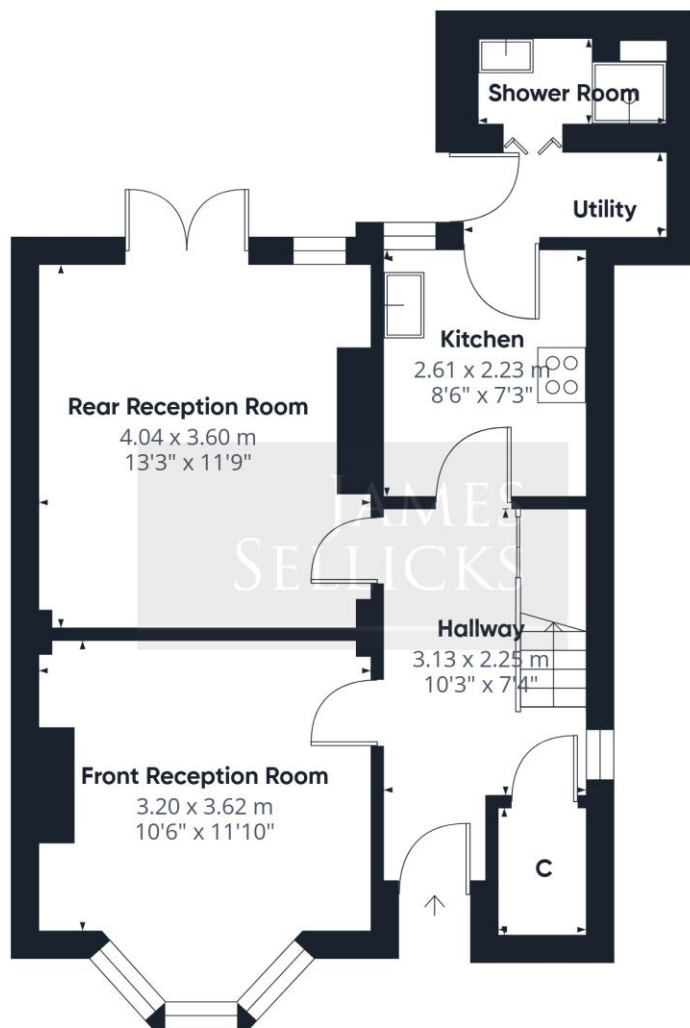
Flooding issues in the last 5 years: None our Clients are Aware of.

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

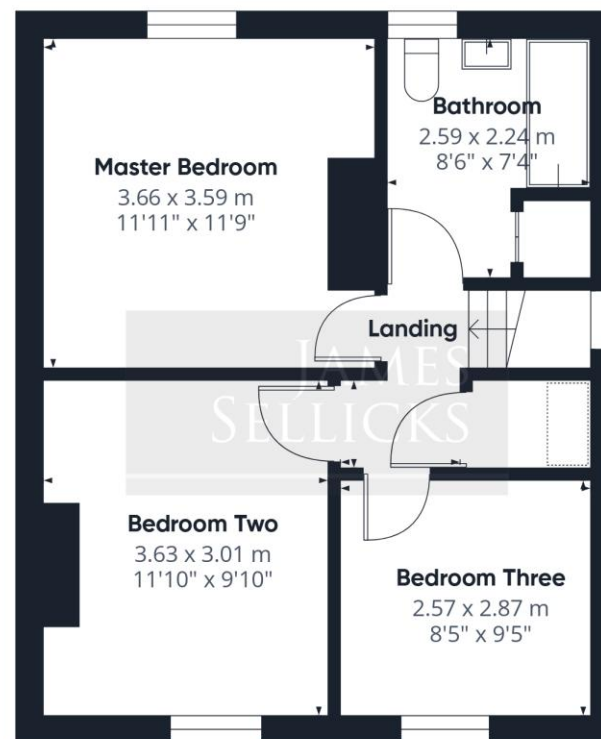
Planning issues: None our Clients are Aware of.



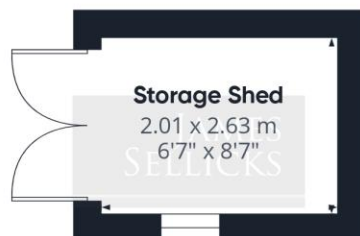




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

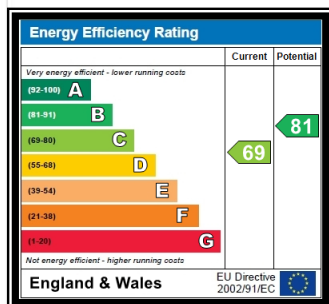
Approximate total area⁽¹⁾

90.6 m²
979 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

