

JAMES SELICKS

THE CROCUS
HORWOOD GARDENS

GARTREE ROAD

OADBY, LEICESTERSHIRE, LE2 2FB

GUIDE PRICE £874,950



Ready to move into, this beautifully designed and exceptionally spacious five-bedroom home is finished to a superb standard throughout. Offering versatile living areas and thoughtful design touches, it's ideal for modern family life.

Amisco flooring and high-quality carpets throughout • silestone preparation surfaces to kitchen & utility • integrated kitchen appliances • fitted wardrobes in all bedrooms • ample parking & double integral garage • professionally turfed rear garden • 10-year warranty and insurance protection • Predicted EPC - B

Location

Gartree Road has long been regarded as one of the most desirable locations anywhere within suburban Leicestershire. Renowned for its excellent access to local facilities including boutique shopping along the nearby Allandale Road and a variety of leisure and dining options. Families will appreciate the outstanding educational facilities in the area including Leicester Grammar and Stoneygate Preparatory Schools. The location also offers excellent transport links, access to the professional quarters, hospitals, and beautiful countryside.

Accommodation

The hallway sets the tone for the property, with an oak staircase, white-painted spindles, and a cloakroom/WC. At the front of the property, a spacious office enjoying far-reaching field views provides working from home space. A sitting room overlooking the garden offers an inviting retreat with French doors linking seamlessly to the kitchen and patio.

The heart of the home is the stunning open-plan kitchen, dining, and family area, a bright and sociable space perfect for everyday living and entertaining. The kitchen is fitted with sleek grey cabinetry with contrasting black handles, marble-effect worktops, a double oven, gas hob with stainless steel extractor, integrated dishwasher, and a stainless steel sink. There's also a dedicated dining area, fitted storage and a beautiful bay with patio doors opening onto the rear garden. A practical utility room sits just off the kitchen and offers plumbing for laundry appliances plus additional storage.

All five bedrooms are generously sized doubles, three of which benefit from en-suites. The master suite is particularly impressive, featuring dual front-facing windows with field views, a private dressing area with twin wardrobes and a luxurious en-suite with bath, double shower and twin wash hand basins. The additional en-suite bedroom also offers a fitted sliding wardrobe and modern shower room. A beautifully appointed bathroom serves the remaining bedrooms, with a bath, shower, WC and wash hand basin.

Outside

The property enjoys excellent kerb appeal, with a gravelled frontage, driveway parking, a double garage and landscaped borders. To the rear, the garden features a lawn, patio seating area, maturing trees, and side access with dedicated bin storage.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

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

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

Broadband delivered to the property: None

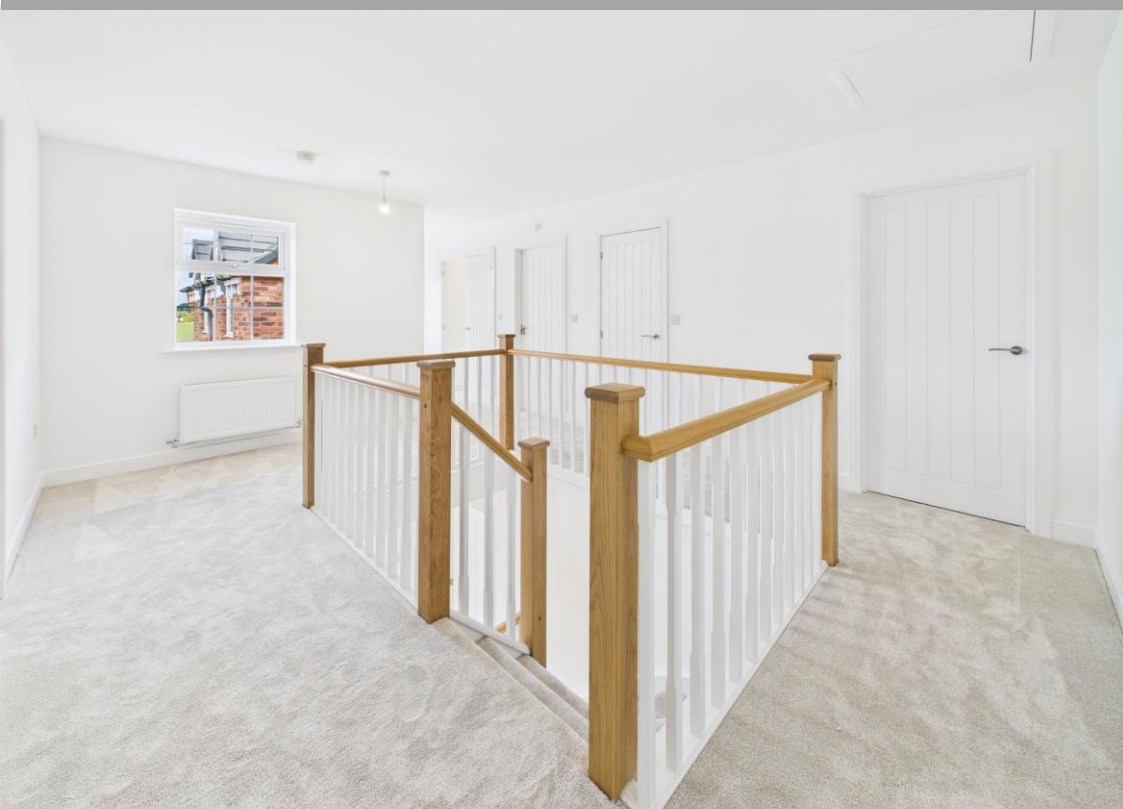
Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

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

Accessibility: TBC. **Planning issues:** None our Clients are Aware of.

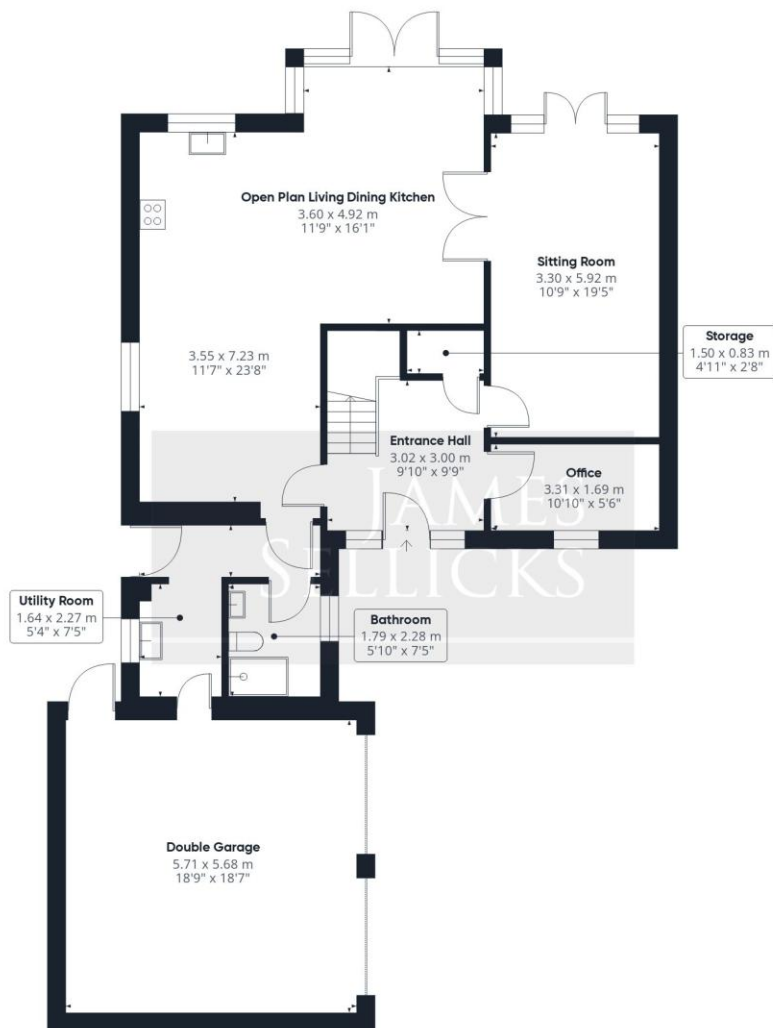




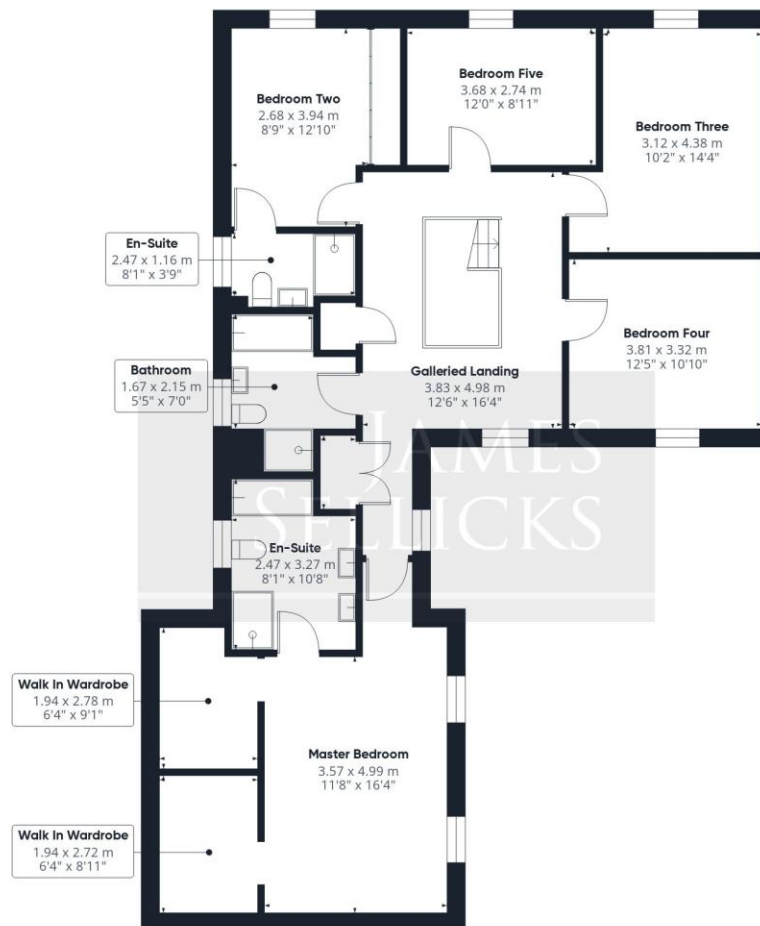




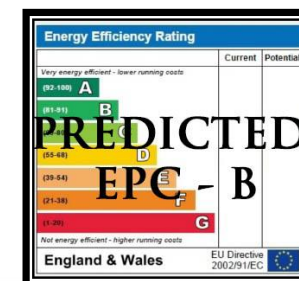




Floor 1



Floor 2



Approximate total area⁽¹⁾

241.3 m²

2597 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.

GIRAFFE360

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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.

