

JAMES SELICKS

4 HOLME DRIVE

OADBY, LEICESTER LE2 4HF

GUIDE PRICE £600,000



A beautifully refurbished and thoughtfully extended detached family home, tucked away on a quiet cul-de-sac just off Woodfield Road. Finished to an exceptional standard throughout, this spacious property offers versatile living areas, four bedrooms, and stylish modern fittings, perfectly blending comfort and practicality for family life.

Entrance hall • through lounge/dining room • family room • refitted breakfast kitchen • ground floor WC • utility room • master bedroom • en-suite • three further bedrooms • family bathroom • driveway • Astroturf front garden • generous lawned rear garden • timber shed • EPC - D

Location

This prestigious road is located in the village of Oadby which offers a wide range of amenities catering for most day-to-day shopping needs as well as sporting and social facilities nearby. Popular schooling is provided by Manor High School filtering into Gartree and Beauchamp Colleges, with Leicester High for Girls, Leicester Grammar and Stoneygate Preparatory Schools in nearby Great Glen.

Accommodation

A modern composite front door with full-height side windows leads into a welcoming hallway with wood laminate flooring, housing a modern staircase to the first floor with understairs storage. The through lounge/dining room is bright and spacious with a limestone fireplace with living flame gas fire, dual-aspect windows and a door with windows either side opening onto the rear garden. A versatile second reception space (currently used as a family room) is fitted with a bespoke media unit comprising cupboards and drawers.

The recently refitted breakfast kitchen has inset ceiling spotlights and tiled flooring throughout and boasts a stylish range of stylish eye and base level units and drawers, quartz preparation surfaces, an undermounted sink, integrated appliances including an oven with induction hob and extractor unit above, a fridge, freezer, dishwasher, and washing machine, plus a dining area with ample space for a table, window and door to the garden. An inner lobby leads to a useful ground floor WC providing a modern two-piece suite and a heated towel rail, and a utility room providing additional storage and worktop space with access to a front store room.

To the first floor is a spacious landing. The master bedroom has built-in wardrobes and a contemporary en-suite shower room featuring a walk-in double shower enclosure, an enclosed WC and a vanity sink unit with drawers beneath and an illuminated mirror over, an opaque glazed window, heated towel rail, part tiled walls and floor. Bedrooms two & three are both doubles with fitted wardrobes. Bedroom four is a flexible single room, ideal as a nursery, study, or dressing room. The family bathroom offers a sleek, modern suite comprising a panelled bath with shower over, a vanity sink unit, an enclosed WC, and a heated towel rail.

Outside

To the front of the property a block paved driveway provides ample parking alongside a low-maintenance Astroturf garden. To the rear, the generous garden offers paved patio seating areas, a central lawn, mature borders and a timber shed.

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

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

Services: The property has all mains services, gas-fired central heating and an EV charger point.

Broadband delivered to the property: Fibre, 150mbps.

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 modification modifications made.

Planning issues: None our Clients are Aware of.

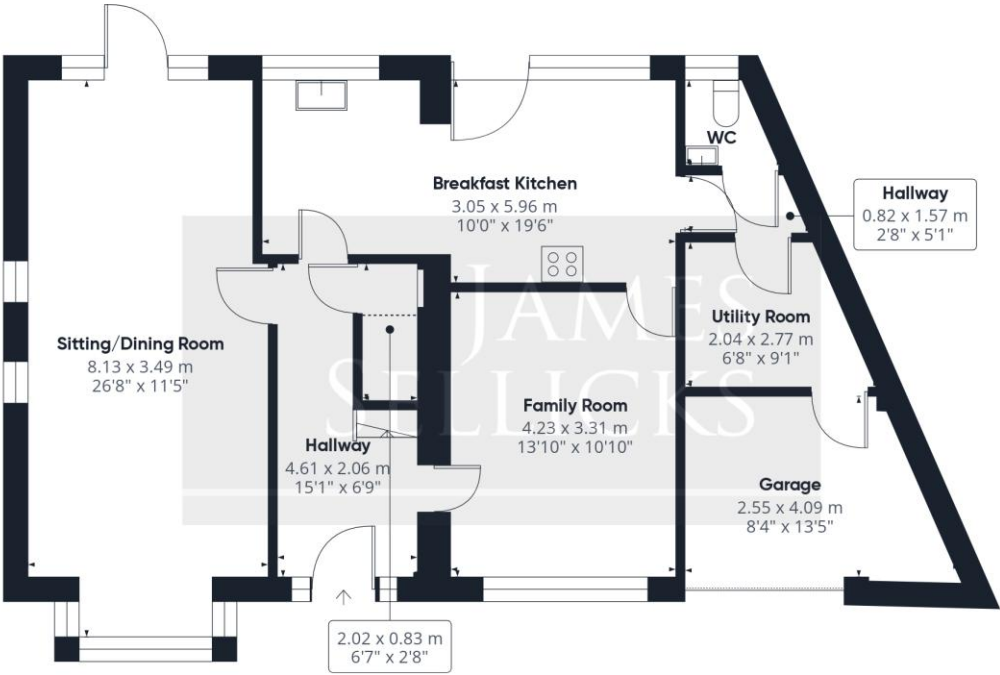




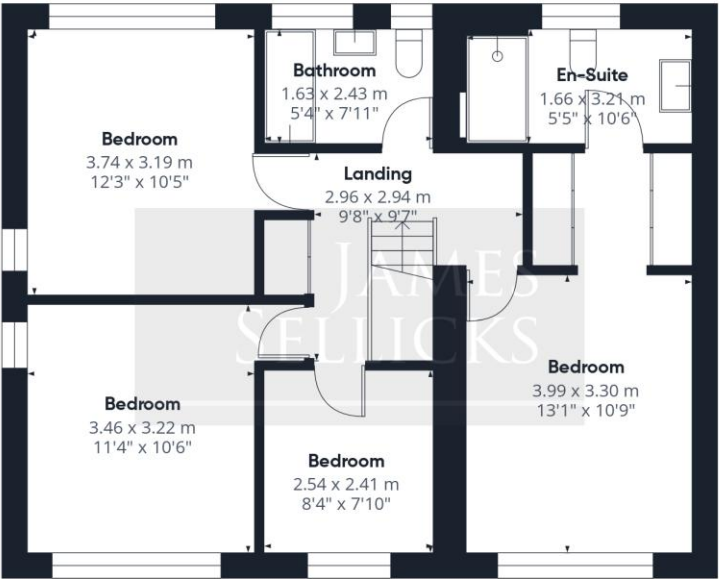




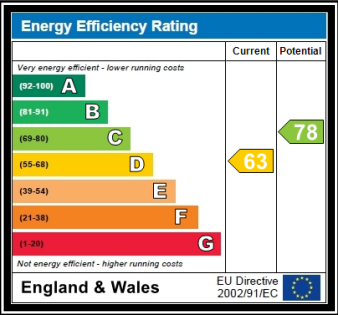




Floor 1



Floor 2



Approximate total area⁽¹⁾
 147.2 m²
 1585 ft²
 Reduced headroom
 1 m²
 11 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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.

