

# JAMES SELICKS

29 COPSE CLOSE

OADBY, LEICESTERSHIRE  
LE2 4FD





A beautifully extended and presented, five bedroom detached family home, renovated to a very high standard, situated on the highly sought-after Copse Close in Oadby.

Entrance hall • two reception rooms • open plan living/dining kitchen • ground floor WC • master bedroom • dressing area • home office • two further bedrooms • family bathroom • single garage • large driveway • carport • EV charging point • split-level garden backing onto fields • EPC - D

#### Location

This property 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 welcoming entrance hall leads to a bright and spacious 27foot lounge, ideal for relaxing. The second reception room (currently used as a playroom) adds flexibility.

At the heart of the home is a stunning, extended open-plan living / dining kitchen measuring 21 feet x 28 feet, featuring a ceiling lantern and full-width bi-folding doors that flood the space with natural light and frame tree-lined views over open fields. The kitchen area boasts an excellent range of soft grey, eye and base level units and drawers with quartz preparation surfaces, a sink with waste disposal and flexible tap over. Integrated Neff appliances include a dishwasher, microwave, oven with stainless steel five ring gas hob and Faber extractor unit above, and warmer drawer beneath. The kitchen is complemented by a large pantry cupboard, a useful utility area and a ground floor cloakroom.

To the first floor is a landing leading to five well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, while the second and third bedrooms offer generous space. Two additional rooms can be used as single bedrooms, nurseries, or home offices. A modern family bathroom completes the floor, featuring a walk-in shower, low-level WC, and floating wash hand basin.

#### Outside

The property offers excellent kerb appeal with off-road parking for four cars and a generous garage. The neat rear garden has been thoughtfully landscaped and is split over two levels. A modern slabbed patio provides the perfect space for outdoor dining, with steps leading down to a neatly laid artificial lawn. Gated access leads to beautiful country walks.

**Tenure:** Freehold.

**Local Authority:** Oadby Wigston Council

**Tax Band:** E

**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:** Full Fibre broadband, 1000mbps

**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









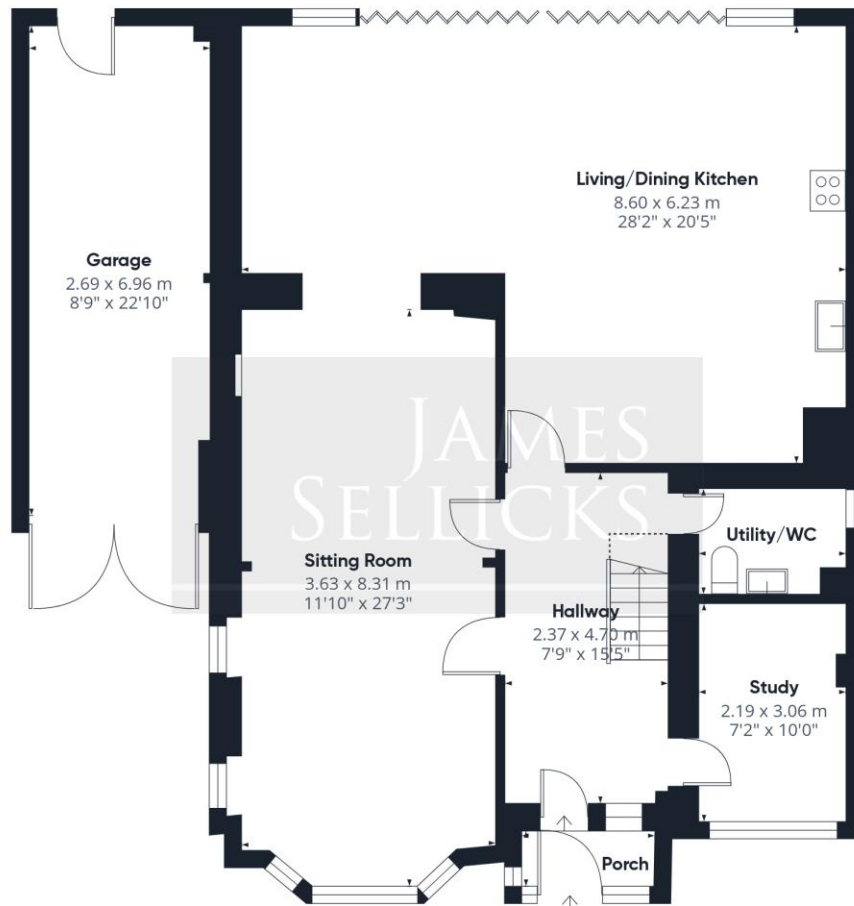




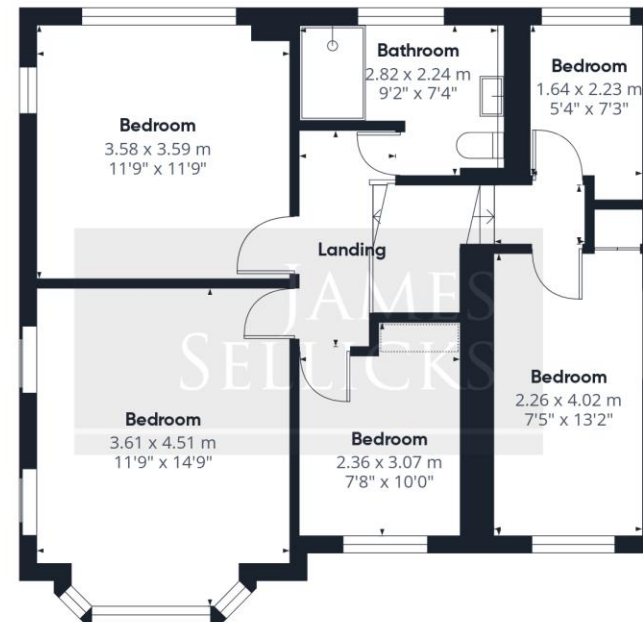








Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

174.7 m<sup>2</sup>  
1880 ft<sup>2</sup>

Reduced headroom

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

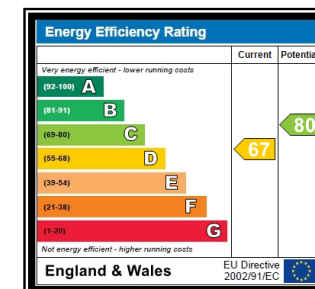
(1) Excluding balconies and terraces

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.

GIRAFFE 360





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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.

