

# JAMES SELICKS

## NETHERFIELD

130 STOUGHTON ROAD  
OADBY, LEICESTERSHIRE  
LE2 4FP

GUIDE PRICE: £1,250,000







Set on a generous 0.40 acre plot, this impressive, part-finished property combines grand proportions with a thoughtfully designed layout. With underfloor heating throughout, preparation for air conditioning, and premium finishes already in place, it presents a rare opportunity for a buyer to complete and personalise what is already shaping up to be a truly stunning family home.

Planning information is available on the Oadby & Wigston Borough web portal: Planning Application No. **20/00371/FUL**.

Impressive home offering scope for final personalisation • generous 0.40-acre plot • entrance hall leading to spacious, light-filled living areas • open-plan kitchen / dining / living space • utility room & spice kitchen • ground-floor bedroom suite, garden access & en-suite • principal bedroom suite, walk-in wardrobe, luxury bathroom & private balcony • three further bedrooms & two bathrooms • two versatile second floor rooms • in-and-out driveway • double garage • carport • substantial rear garden • EPC - E

### Location

This ever-popular road just off Gartree Road provides convenient access into the city centre with its professional quarters and mainline railway station with access to London St Pancras in just over one hour. The village itself offers a wide range of amenities including shopping, sporting and social facilities. Popular schooling is provided by Manor High School filtering into Gartree and Beauchamp Colleges, with Leicester High for Girls, Leicester Grammar and Stoneygate Preparatory in nearby Great Glen.

### Accommodation

A storm porch opens into a vast entrance hall, creating a wonderful first impression. To the left is a spacious reception room (currently planned as a media room) while to the right lies a large dual-aspect living room with windows to the front. Double doors from the hallway lead into an outstanding kitchen/dining/living space, featuring a semi-vaulted ceiling and bi-fold doors opening onto the rear garden. The kitchen area will be finished with luxurious marble or stone-style surfaces, a boiling water tap, pop-up sockets, and provision for integrated appliances including an oven, dishwasher and hob with extractor. A pantry cupboard leads through to a large utility room which includes a spice kitchen with additional oven, hob, extractor, sink, and extensive storage, plus direct access to the garage. Completing the ground floor are a boot room, cloakroom, a superb ground-floor bedroom suite with patio doors to the garden and a beautifully tiled en-suite bathroom featuring a bath with shower over.

A feature oak staircase rises to a galleried landing overlooking the front of the property. The principal master suite is a true highlight; a magnificent bedroom space with bi-fold doors opening to a large private balcony, a media wall, a luxurious en-suite bathroom with double shower, freestanding bath and twin sinks, plus an exceptionally large dressing room. Bedroom two also has bi-fold doors to a balcony affording pleasant views. Bedroom three is also en-suite, there are two further bedrooms on this level as well as a family bathroom with elegant mosaic floor tiling and a large shower.

The second floor offers versatile living space, ideal for use as a games/cinema room, or home office. This level includes two expansive rooms with skylights, eaves storage, and space for plant and ventilation systems.







#### Outside

The property is approached via an in-and-out driveway providing parking for numerous vehicles and access to a double garage and car port. Gated side access leads to a substantial rear garden offering ample potential for landscaping and outdoor entertaining. With the right finishing touches, this could become an exceptional outdoor space complementing the scale and style of the home.

**Tenure:** Freehold.

**Local Authority:** Oadby & Wigston, **Tax Band:** not currently available.

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

**Services:** Offered to the market with all mains services and electric underfloor heating.

**Broadband delivered to the property:** Unknown.

**Construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** The property can only be used as a private dwelling, not for business or schools. A hedge or fence must be planted along the southern boundary (max height 4ft 6in). No building closer than 30 feet to Manor Road.

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

**Accessibility:** Three-storey property. No specific accessibility modifications made.

**Retrospective application information:** 24/00065/FUL. **Current :** 20/00371/FUL.

**Please Note:** Our Client is an LPA Receiver, and will therefore be sold as seen.

#### Satnav Information

The property's postcode is LE2 4FP, and house number 130.





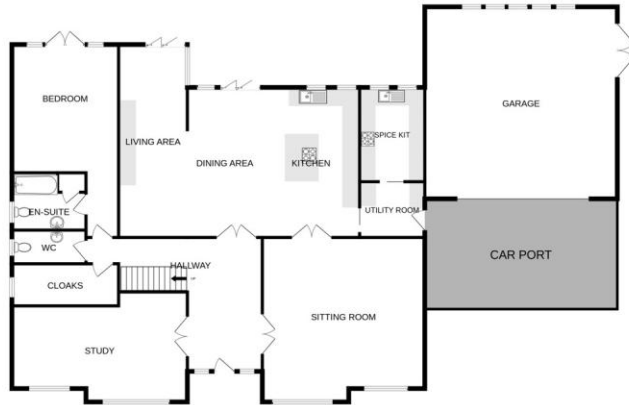




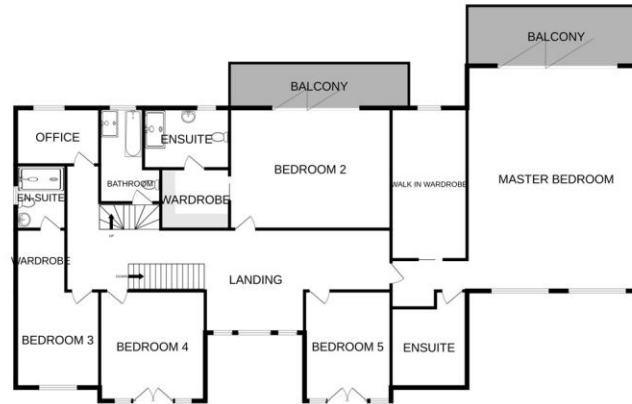




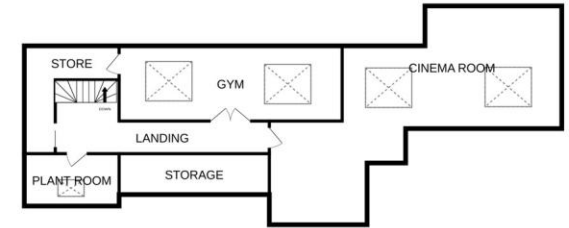
GROUND FLOOR



1ST FLOOR



2ND FLOOR



**Netherfield, 130 Stoughton Road, Oadby, Leicestershire LE2 4FP**

**Total Area : In Excess Of 3,500 Square Feet**

All measurements and illustrations are approximate and not drawn to scale.  
This floorplan is for display purposes only and interested parties are advised to make their own independent enquiries. The Vendor, Agency and Supplier accept no liability for accuracy.





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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.



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