



A luxury 5 bedroom home with granny annex sitting in grounds of over 1.3 acres

Manor Road Extension, Oadby, Leicester LE2 4FG

Offers In Excess Of £1,200,000

Freehold



- Sitting in grounds of over 1.3 acres
- Five Bedrooms, Four Ensuite Bathrooms & Family Bathroom
- Open Plan Kitchen, Living & Dining Space with bifold doors and sky lights
- Separate Utility Room
- Log Burners in the Games Room and Living space
- Granny Annex with open plan living kitchen
- Timber Built Garden Bar
- Spacious paved driveway
- Electric car charger
- Garden planter boxes and garden sheds with electrical supplies

About this property

Introducing this exquisite five-bedroom detached house in an admired area of Oadby, Leicester. Built in 2012, this immaculately maintained property boasts four en-suite bedrooms and a family bathroom, a granny annex with a kitchen and shower room, a patio area with timber-built garden bar and double garaging available.

The open plan kitchen, living, and dining space is flooded with natural light from the bifold doors and sky lights, creating a bright and airy atmosphere. The kitchen is a chef's delight featuring a range cooker, island, and a separate utility room for convenience. Enjoy cosy evenings by the log burners in the games room and living space.

The granny annex provides a bedroom with fitted wardrobes, open plan living kitchen and shower room, which is perfect for multigenerational living or additional accommodation options.

Sitting in grounds of over 1.3 acres, this property offers ample outdoor space including garden planter boxes, garden sheds with electricity, and a driveway for convenient parking.

This exceptional property offers luxurious living in a serene setting, with high-end finishes and modern amenities throughout.

Location

Located on one of Oadby's most sought after roads, this property is within close distance of fashionable shops on Allandale Road and Oadby Parade. For commuters, the nearby ring road provides easy access to the motorway and Fosse Park Shopping Centre and Food Court. The nearby Leicester railway station has direct links to London St Pancras International.

Well regarded schooling in the state sector is well catered for, in particular Brookside Primary School, Manor High School, Gartree High School and Beauchamp College, together with private schooling at the nearby Leicester High School for Girls along London Road. Leicester Grammar School and The Stoneygate School can be found in the neighbouring village of Great Glen.

The village of Oadby itself offers a wide range of local amenities including shopping facilities along The Parade, major superstores including Marks & Spencers, Sainsburys, Asda and Lidl, and a variety of sporting and social facilities found nearby. The Roger Bettles Sports Centre, The Leicestershire Golf Club, Leicester Racecourse and Oadby Parade are close by and the beautiful Botanical Gardens of the University of Leicester.









Ground Floor

Enter the property through a porch leading to the front door to set foot in the hallway where natural light floods through the glass panels. The hallway leads to the living room, games room, open plan kitchen, living and dining room with a separate utility room and downstairs cloakroom. The layout flows smoothly downstairs, keeping a real feel of space.

The open plan kitchen, living, and dining space is illuminated by natural light from bifold doors and sky lights, creating a bright and airy atmosphere. The kitchen is a masterpiece of design and functionality featuring a range cooker, an island with pop up power sockets and a separate utility room for convenience.

First Floor

Approached via a magnificent staircase from the hallway leading to a galleried landing offering a view of the hallway. Leading off are three double bedrooms, of which are two complete with en-suite. The master suite features a separate dressing room and an en-suite bathroom. A family bathroom completes the first floor.

Second Floor

A staircase from the galleried landing provides access to the second floor on which are two double bedrooms complete with en-suites.

Outside

Sitting within extensive grounds of over 1.3 acres, a spacious driveway leads to the porch and double garage/granny annex and is equipped with an electric car charger. The rear gardens offer ample outdoor space with a patio area catering for outdoor dining and entertainment, a timber-built garden bar and access to the granny annex.

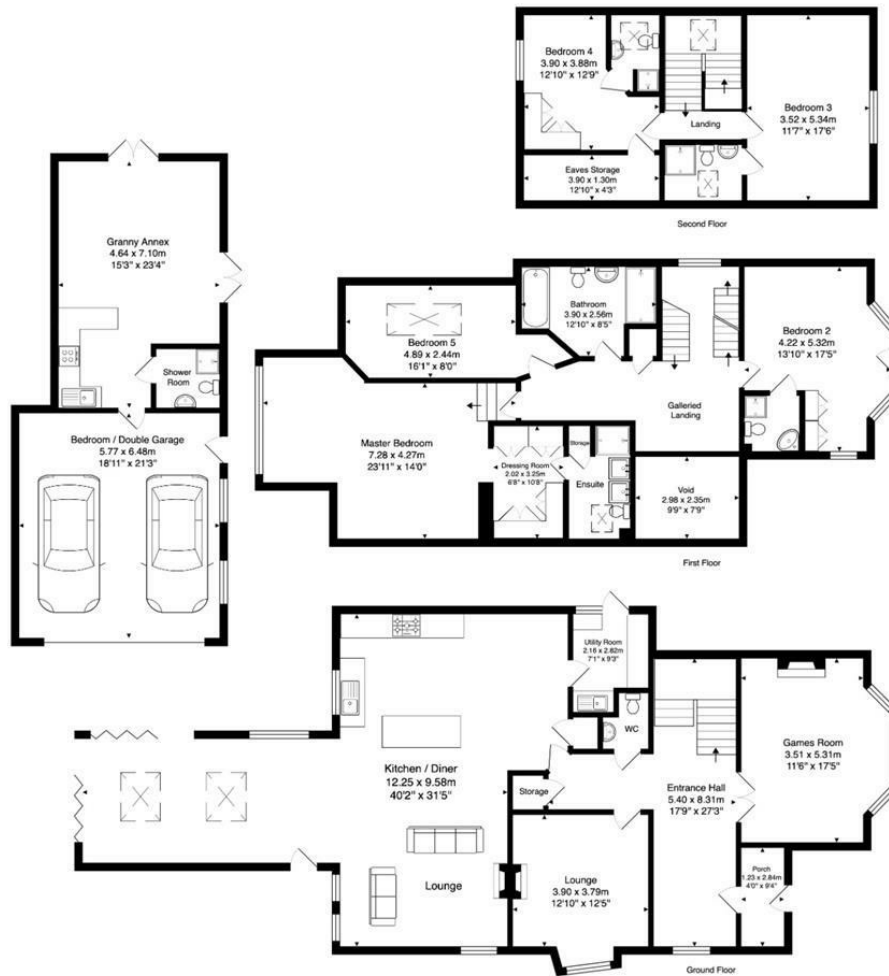
The granny annex provides a bedroom with fitted wardrobes, open plan living kitchen and a shower room.

The magnificent lawned areas are surrounded by mature planting with far reaching views over open fields towards Stoughton. The outdoor space also benefits from planter boxes, garden sheds with electrical supplies.









Total Area: 392.3 m² ... 4222 ft² (excluding void)

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	78	82

Overage Clause

There will be an overage clause on the paddock land to the rear of the property.

Tenure

Freehold

Local Authority

Oadby and Wigston Borough Council

Council Tax

Band G

Energy Performance

EPC Rating C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Priya Properties.

Important Notice

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