



Gartree Road, Oadby, Leicester, LE2 2FA



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# Property Description

An impressive beautifully proportioned family home situated on one of Oadby and Leicester's most desirable and prestigious roads. Standing on a generous plot extending to approximately 0.58 acres or thereabouts adjoining the Leicestershire Golf Club to the rear.

The property has been skilfully and sympathetically extended and modernised to the highest standard by the current vendors to form an outstanding property, incorporating traditional and contemporary design with a feeling of space and light throughout. The main entrance is south facing and leads into a light entrance hall with dining room, lounge, master bedroom with en-suite, study/bedroom, sitting room/bedroom and adjacent shower room. The heart of the home is the open plan living, dining and bespoke kitchen with elevated views over the landscaped gardens and golf course beyond.

To the first floor there is a large landing / study area, principal bedroom with en-suite and balcony, two further double bedrooms and family bathroom.

A large in-out driveway provides ample parking in addition to the integral double garage. The front and rear gardens are well stocked with mature shrubs.





## Key Features

- A spectacular light and airy detached property
- Standing on a generous plot extending to approximately 0.58 acres
- Stunning elevated terraced rear gardens with views of golf course and beyond
- Situated on one of Oadby and Leicester's most sought after and prestigious roads
- Incorporating traditional and contemporary design
- Five / Six Bedrooms and Four Bathrooms
- Architect designed frameless glass structure with uninterrupted views
- Double Garage
- Energy efficiency EPC Rating C

**Guide Price**  
**£2,500,000**

## LOCATION

The property is situated on one of Oadby and Leicester's most sought after and prestigious roads within a short walking distance of the fashionable local shops on Allandale Road and Francis Street. Further retail outlets are in Oadby, Leicester and Fosse Park. For the commuter the nearby ring road provides access to Jct 21 of the M1 and the M69 and Leicester railway station is 2.8 miles by road. There is a direct line to London St Pancras International and the Eurostar Link with journey time of just over one hour.

## VIEWINGS

All viewings are STRICTLY by arrangement by calling Andrew Granger & Co on 0116 2429922.

## ACCOMMODATION IN DETAIL

The property is connected to mains services including gas, electricity, water supply and drainage.

## GROUND FLOOR

### ENTRANCE HALL

An impressive entrance hall accessed by a magnificent Idigbo hardwood door with original decorative leaded light incorporated into double glazing, Villeroy & Boch porcelain tiled flooring, coving to ceiling and radiator.

### INNER HALLWAY

With porcelain flooring, coving to ceiling, radiator, useful storage cupboard and staircase rising to the first floor.

### STUDY / BEDROOM

14'11" x 9'4" (4.55 x 2.87)

With double glazed window to the front elevation, radiator and coving to ceiling.

## DINING ROOM

13'1" x 13'1" (4.01 x 3.99)

With double glazed window to the front elevation, radiator and coving to ceiling.

## LOUNGE

35'7" (max) x 13'9" (10.87 (max) x 4.21)

A large triple aspect lounge with double glazed band stand window to the front elevation, three windows to the east and one to the west, three radiators, Dru gas fire and coving to ceiling.

## KITCHEN

26'9" x 7'4" + 13'8" x 6'8" (8.16 x 2.26 + 4.17 x 2.04)

An impressive contemporary glass fronted German kitchen by Stomer with Silestone Platinum quartz work surfaces, splashback and cladding. The preparation area is fitted with base and wall storage units, sink with Axor mixer tap with pull out spray. Integrated Siemens appliances: induction hob, Elica extractor fan, dishwasher, self-clean oven/microwave/grill, self-clean main oven/grill, steam oven, warming drawers, full height fridge, full height freezer.

Open to further kitchen area with feature cupboards, preparation area with integrated washing machine, vented tumble dryer and waste bin. Feature Zehnder radiator. Double glazed windows to the rear, east and west elevations. Spacious dining area is open to the garden room.

## GARDEN ROOM

14'2" (max) x 11'9" (max) (4.33 (max) x 3.60 (max))

The iconic garden room is a most distinctive feature of this home with floor to ceiling frameless glazing and Sky-Frame sliding doors leading to rear terrace with elevated views to the rear. With under floor and trench heating and stunning feature Idigbo hardwood panelled ceiling.





### MASTER BEDROOM

14'11" x 12'11" (4.56 x 3.94 )

A wonderful ground floor master bedroom with double glazed sliding doors overlooking rear gardens and golf course. The room features a striking high level decorative leaded internal window and is fitted with bespoke wardrobes, radiator, coving to ceiling and door to:

### EN-SUITE SHOWER ROOM

Jacuzzi low flush WC, bidet, oriel vanity sink unit and curved shower cubicle. Two dual fuel radiators, marble wall and floor tiling. Decorative leaded double glazed window to rear.

### SITTING ROOM / BEDROOM

17'7" into bay x 10'10" (5.37 into bay x 3.32)

A light airy versatile room with radiator and double glazed band stand window to front and window to west.

### INNER LOBBY

Glass panelled door leading to shower room, radiator and garage.

### SHOWER ROOM

Low flush WC, curved shower cubicle, wall mounted sink, marble wall and floor tiling, dual fuel radiator, double glazed window to front.

### FIRST FLOOR

### LANDING / STUDY AREA

16'2" x 7'8" (4.94 x 2.36)

A spacious landing with "eyebrow" decorative leaded double glazed window to front. Radiator and eaves storage space.

### PRINCIPAL BEDROOM

14'4" x 13'10" (4.37 x 4.23 )

An impressive bedroom with part vaulted ceiling and exposed beam, dressing area, built in wardrobes, sliding double glazed door to balcony. Eaves storage space. Two radiators.

### BALCONY

Balcony with glass balustrade and aluminium decking, overlooking the rear gardens and golf course.

### EN-SUITE SHOWER ROOM

Jacuzzi low flush WC and bidet, shower, Burgbad vanity sink, two dual fuel radiators, Velux double glazed window, Porcelanosa porcelain tiled walls and flooring.

### BEDROOM

14'3" x 8'9" (4.35 x 2.68 )

"Eyebrow" double glazed window to east elevation, radiator, eaves storage space and access to roof void.

### BEDROOM

12'3" x 8'9" (3.74 x 2.69)

"Eyebrow" double glazed window to rear elevation, built in wardrobe and radiator.

### FAMILY BATHROOM

Jacuzzi low flush WC, Jacuzzi whirlpool bath, Burgbad vanity sink, two dual fuel radiators, Porcelanosa porcelain tiled walls and flooring.

### OUTSIDE

### FRONT GARDENS

To the front of the property there is ample car standing, step rises to granite terrace with inset lighting, front door, security lighting and gated access to the side elevation.

### GARAGE

28'8" x 17'9" (8.74 x 5.42)

Double garage with insulated Hormann roller door, double glazed window and oak door to rear, fire door to hallway, cold water tap. Cupboard housing Valiant gas fired boiler and pressurised hot water tank. Gas, Electric and Water meters.

### REAR GARDENS

A large granite finished terrace with inset lighting and glass balustrade, steps with central cascading water feature lead to a terrace with pond and seating areas. Further large gardens with lawns, deep borders and hedged boundaries to the adjoining golf course and field. Outside tap, multiple mains electric power points.







**Ground Floor**



**First Floor**

Floor plans are for identification purposes only. All measurements are approximate.  
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EPC Rating - C

Tenure - Freehold

Council Tax Band - G

Local Authority  
Oadby and Wigston Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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