

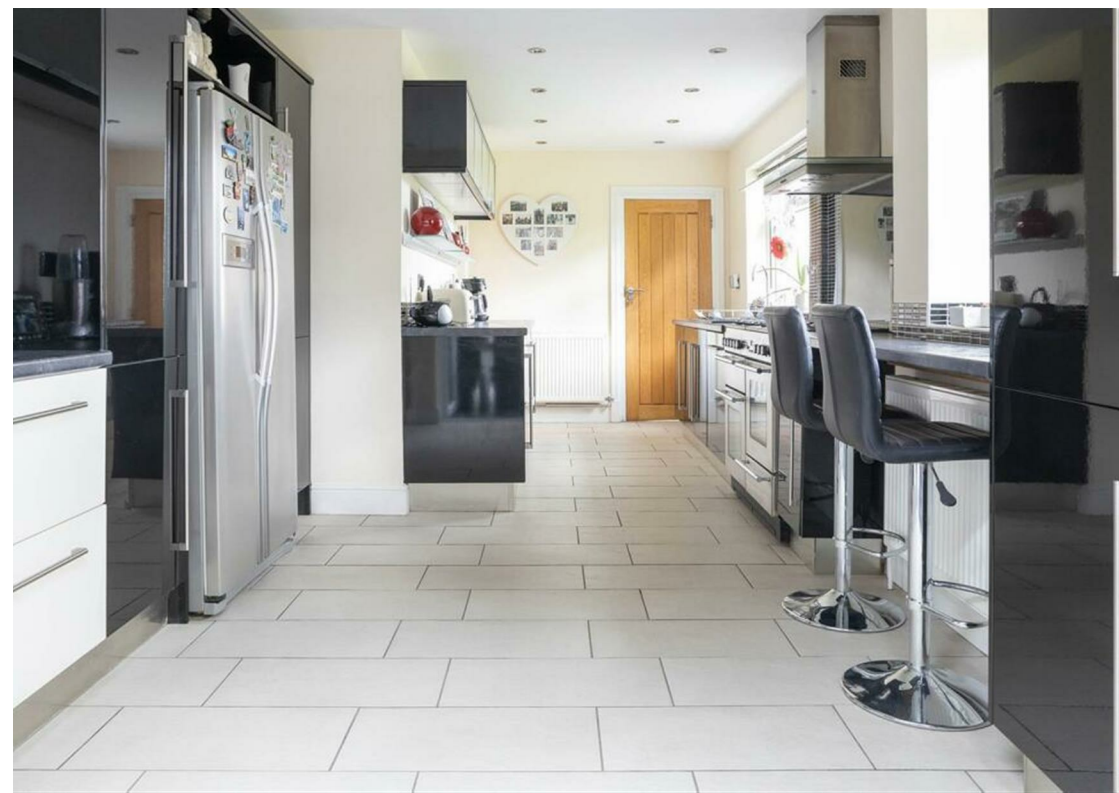


8 The Oval
, Oadby, LE2 5JB
£800,000



Extended & improved family home on a generous plot in one of the areas most favoured locations overlooking Brocks Hill Country Park. Easy access to Oadby town centre, Leicester & the motorway & railway networks. Convenient for local amenities including state & private schooling .

- DETACHED FAMILY RESIDENCE
- 3 RECEPTION ROOMS
- 4 BEDROOMS & 2 BATHROOMS
- RE-FITTED KITCHEN
- IN-OUT DRIVE PLUS DOUBLE GARAGE
- LARGE GARDEN
- VIEWS OVER COUNTRY PARK
- CONVENIENT FOR STATE & PRIVATE SCHOOLING AND LOCAL AMENITIES
- COUNCIL TAX BAND G EPC RATING D
- Available Broadband - standard - Ultrafast See ofcom broadband checker



INTRODUCTION

Skilfully extended, much improved and elegantly presented, “Brooklyn” is a significant 4 bedroom family residence standing in the highly desirable cul-de-sac known as The Oval which is located on the borders of Oadby and Wigston and benefits from all of the amenities in both towns, having easy access to Leicester’s professional quarters, hospitals and universities and is conveniently placed for schooling in both state and private sectors

Enjoying a commanding position towards the end of this delightful tree-lined cul-de-sac, the house stands behind a mature hedge with an in out driveway having wrought iron gates to both sides , a large driveway providing hard standing for several vehicles, access to the detached double garage and briefly comprising: An entrance hall, 3 spacious reception rooms, a good sized fitted kitchen, a fitted utility room with laundry room, pantry and ground floor shower room off.

On the first floor, there are 4 generously sized, well-proportioned double bedrooms off a central landing with a good sized re-fitted bathroom completing the accommodation.

THE ACCOMMODATION

Benefiting from Gas central heating and uPVC double glazing, the house is entered through a double glazed front door into an impressive entrance hall with doors into the ground floor rooms, a useful storage cupboard and a dog-leg staircase rising to the first floor.

The first of the 3 reception rooms is the spacious lounge lying to the left of the hall with a wall mounted gas fire and a bay window overlooking the front garden. To the right of the hall the spacious family room, also with a modern wall mounted fire has French doors overlooking the front garden.

The kitchen has been thoughtfully refitted with a range of modern base and wall units and quality integrated appliances including a Rangemaster cooker with extractor hood over, and space for a large American style fridge freezer. 2 large windows overlook the rear garden and a door leads through to the utility room.

The utility room has been fitted with matching units with a stainless steel sink and drainer and an additional single built-under oven with gas hob with extractor hood over. A window overlooks the garden with a door providing access onto the patio.

Off the utility room, there is a large pantry, a laundry room with plumbing for washing machine and dryer, and a fitted ground floor shower room comprising a toilet, sink and walk-in shower enclosure.

Glazed double doors lead off the kitchen in to the dining room with ample space for a family dining suite and a soft seating area. Very bright and airy, this room benefits from opening roof windows, multi aspect windows to 3 sides, and a glazed door leading onto the patio.

Upstairs, the large central landing with a window to the front provides access to the first floor rooms. There are 4 well- proportioned bedrooms, all having fitted wardrobes. Bedroom 1 is a large room with a bay window overlooking the front . Bedroom 2, also having fitted wardrobes has dual aspect windows to the front and side. Bedroom 3 overlooks the side whilst the fourth bedroom is slightly smaller but still having ample space for a double bed, has a window overlooking the rear garden.

The family bathroom has been beautifully refitted with a modern suite comprising a toilet, wall mounted vanity unit with fitted sink, a freestanding bath with chrome floor-standing taps and a separate plate glass walk-in shower enclosure.

OUTSIDE

The outside space is a truly delightful feature of the property. Standing behind a mature hedge with in out gates, the frontage is of a mainly tar-mac construction providing hard standing for several cars and access to the detached double garage.

The large rear garden has a paved patio area directly behind the house, an extensive lawn area with mature well-stocked borders providing a good level of privacy from neighbouring properties and views of Brocks Hill Country Park providing a stunning back drop.

THE AREA

The Oval is an exclusive and highly desirable, tree lined cul-de-sac consisting of larger style family dwellings located on the borders of Oadby and Wigston and lying midway between the two thriving town centres.

Forming part of the borough of Oadby & Wigston in the Harborough district of Leicestershire, Oadby is a small town located approximately 3 miles South East of Leicester city centre. It is thought that there has been a settlement on the site now occupied by the town since the 4th century AD.

Although the name and status of the settlement changed over the centuries following invasions by The Danes and later The Normans in the 11th century, it remained a small village until the end of the 19th century when it became a fashionable location for wealthy industrialists with factories in Leicester as the hosiery and footwear industries grew in the city.

Many of the very substantial homes that were developed during the Victorian and Edwardian eras still stand today as private residential dwellings whilst some are used by Leicester University.

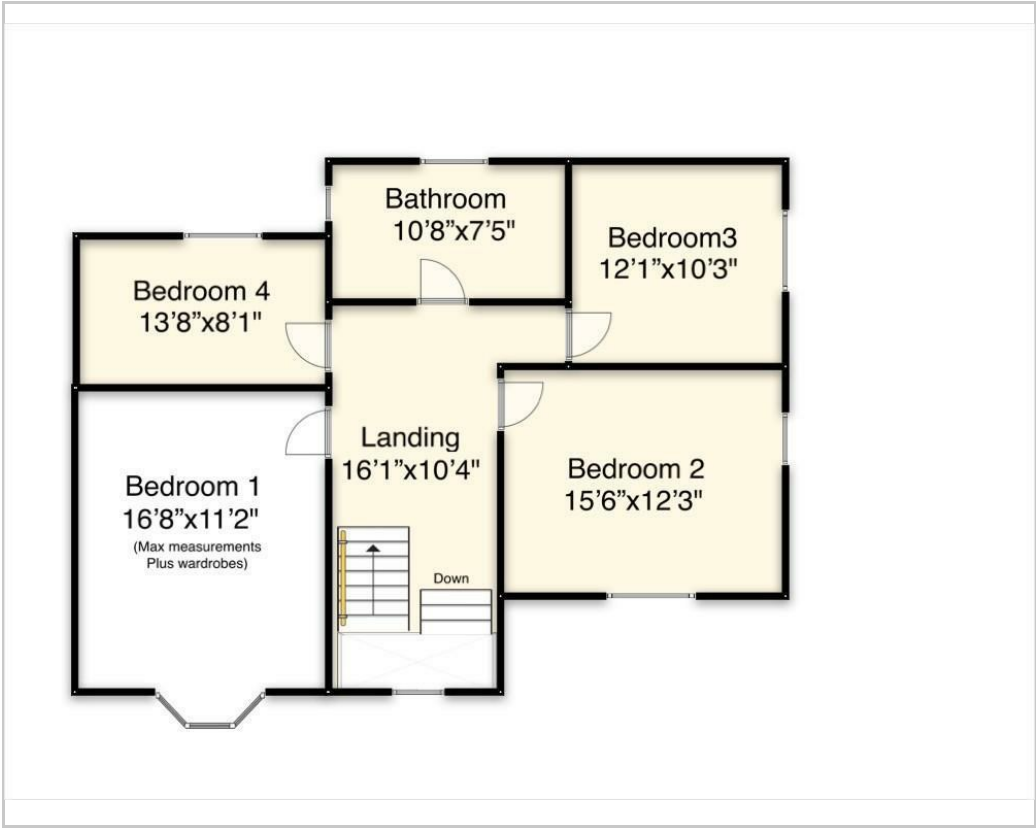
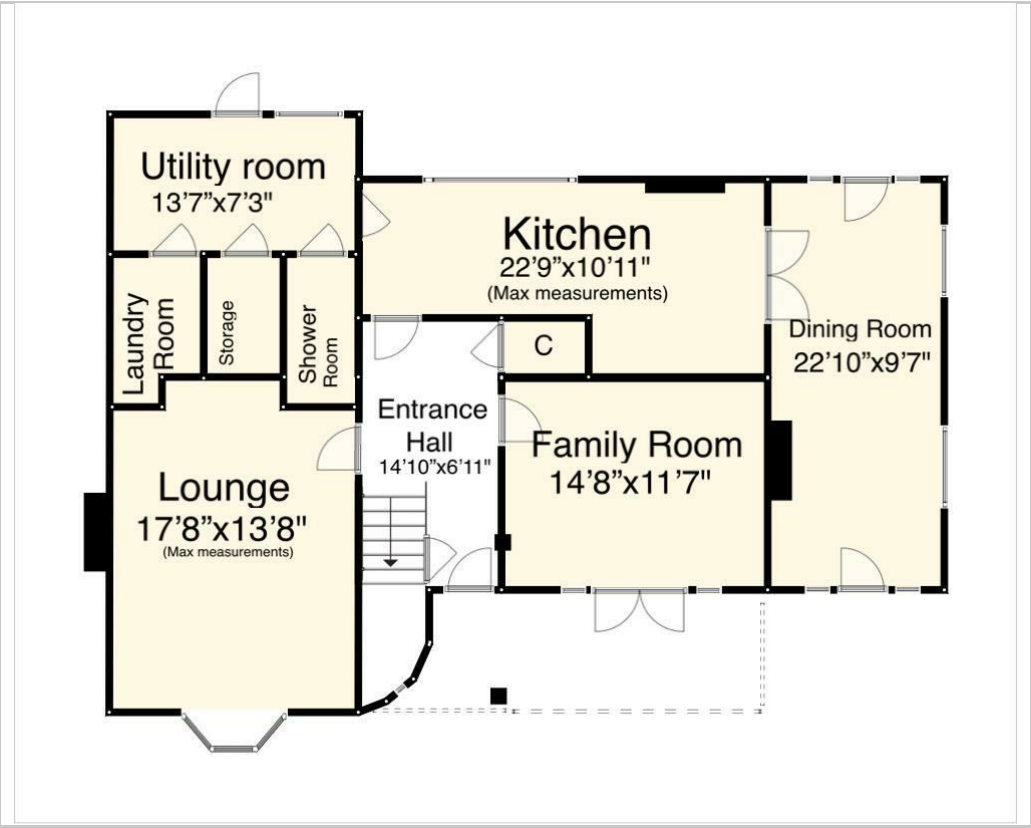
The town has continued to grow in recent years with a vibrant shopping area providing amenities such as banks, pubs and restaurants and shops with outlets such as M&S, and Sainsbury’s in and around the town centre.

Leisure facilities include Glen Gorse Golf Course, Brocks Hill Countryside Park, Leicester Racecourse and Parklands Leisure Centre and there are a number of schools in both the private and state sectors for both primary and secondary children nearby.

Standing at both sides of the A6, one of Leicester’s main arterial roads, Oadby remains popular today with business people and professionals both local and those moving into the area, due in part to its proximity of the city centre, hospitals and universities; and ease of access to the motorway network via the nearby A563 outer ring road and Leicester and Market Harborough railway stations which are approx. 1 hour from London St Pancras, home of the Eurostar...



Floor Plans



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.



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Area Map



Energy Efficiency Graph

