

## Hidcote Road, Oadby

£525,000

Spacious five-bedroom detached home in Oadby with study, utility, garage, owned solar panels and a large rear garden backing onto a nature reserve. Scope to extend (STPP).



0116 271 3333





#### Entrance Hall

With double glazed window to the front elevation, herringbone style wooden floor, stairs to first floor, radiator.

#### Ground Floor WC

6' 1" x 3' 2" (1.86m x 0.96m)

With double glazed window to the front elevation, laminate floor, part tiled walls, low-level WC, wash hand basin, radiator.

#### Lounge

18' 7" x 10' 8" (5.66m x 3.25m)

With double glazed French doors to the rear elevation, double glazed window to the side elevation, wood burner, carpet floor, two radiators, open aspect leading to dining room.

#### Dining Room

14' 6" x 8' 4" (4.42m x 2.53m)

With double glazed window to the rear elevation, laminate floor, radiator.

#### Study

12' 0" x 7' 10" (3.65m x 2.40m)

measurement up to bay window, bay window width 1.59 m. With double glazed bay window to the side elevation providing usable floor space, carpet floor, storage cupboard, door to the side leading to side passage, radiator.





**Kitchen**

11' 2" x 11' 0" (3.40m x 3.36m)

With double glazed window to the rear elevation, laminate floor, wall and base units with work surface over, part tiled walls, one and a half bowl sink and drainer unit, space for fridge freezer, space for gas cooker, extractor fan, space for dishwasher, radiator.

**Utility Room**

11' 1" x 3' 8" (3.37m x 1.13m)

With double glazed window to the front elevation, double glazed door to the front elevation, boiler, plumbing for washing machine and tumble dryer, laminate floor.

**First Floor Landing**

With window to the side elevation, carpet floor, two storage cupboards, one housing the solar water heating system, loft access with built-in ladder leading to partly boarded loft with lighting.

**Bedroom One**

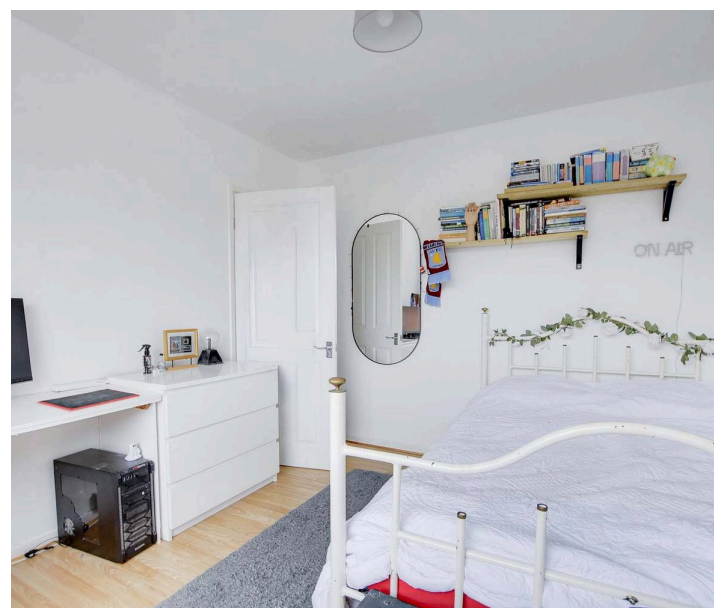
11' 9" x 10' 0" (3.58m x 3.05m)

With double glazed windows to the rear elevation, fitted wardrobes, laminate floor, radiator.

**Bedroom Two**

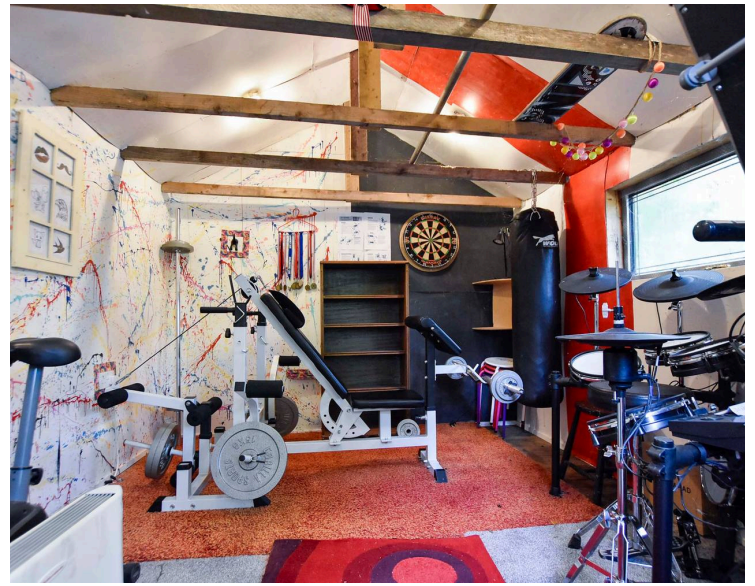
11' 0" x 10' 2" (3.36m x 3.10m)

With double glazed window to the front elevation, laminate floor, radiator.









### **Bedroom Three**

11' 7" x 8' 4" (3.53m x 2.54m)

With double glazed window to the rear elevation, laminate floor, radiator.

### **Bedroom Four**

10' 11" x 8' 4" (3.34m x 2.54m)

narrowing to 2.52 m. With double glazed window to the rear elevation, carpet floor, radiator.

### **Bedroom Five**

11' 0" x 7' 10" (3.36m x 2.40m)

narrowing to 2.18 m. With double glazed window to the front elevation, laminate floor, shower cubicle with electric shower, radiator.

### **Bathroom**

6' 10" x 5' 6" (2.08m x 1.67m)

With double glazed window to the side elevation, solid bamboo floor, tiled walls, bath with shower over, low-level WC, wash hand basin, ladder towel rail/radiator.

### **Rear Garden**

With paved patio seating area, lawn, flowerbeds and shrubs, pergola, greenhouse, storage shed, additional shed used as a gym, further seating area to the rear, summerhouse.

### **Front Garden**

Walled and paved frontage with shrub area.

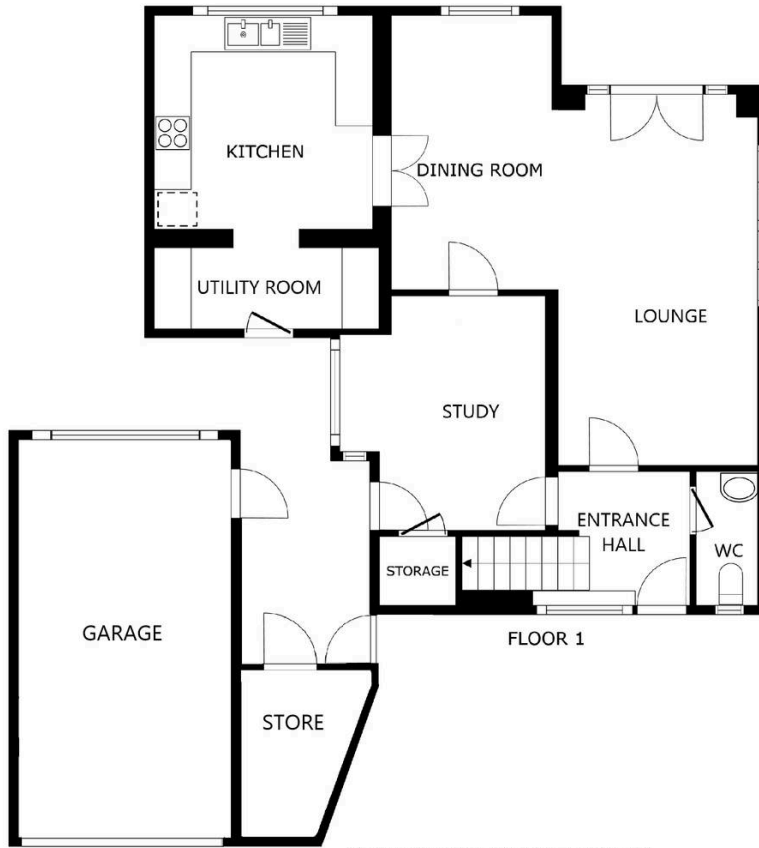
### **Driveway** 3 vehicles

With EV charging point.

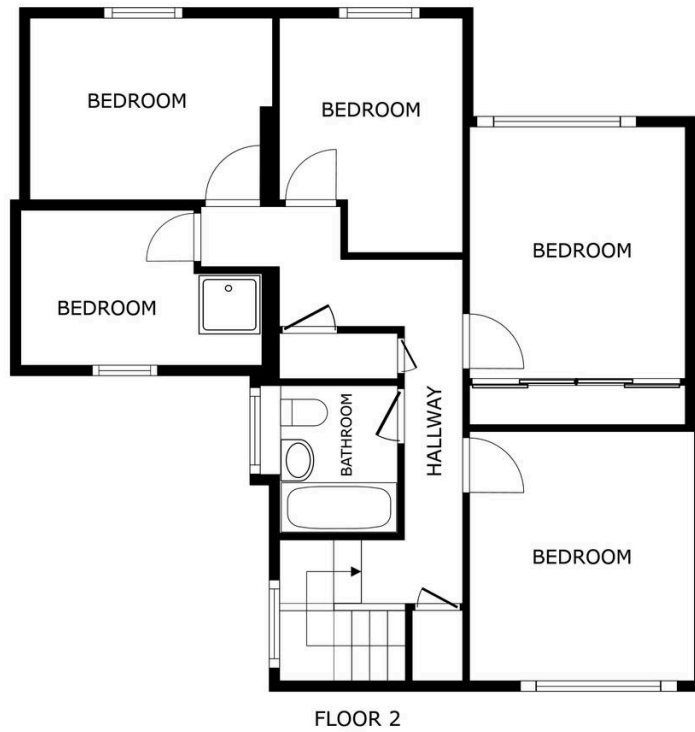
### **Garage** 1 vehicle

5.85 m x 2.78 m. With up and over door to the front elevation, single glazed window to the rear elevation, side door access, undercover walkway from garage to the house and outside brick built store.

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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This spacious detached property offers versatile accommodation, making it an excellent family home with scope for future growth.

The ground floor comprises an entrance hall with WC, a lounge with open aspect to the dining room, a study, fitted kitchen and utility room. On the first floor, there are five bedrooms and a family bathroom.

Externally, the property enjoys a wide frontage with ample off-road parking, an EV charger, and a detached garage (please note: car size suitability should be checked by any interested party). To the rear is a substantial and established garden, backing onto a nature reserve, which provides an excellent setting for family activities, entertaining, or peaceful enjoyment of the natural surroundings. The size of the garden also offers scope for personal landscaping or extending the property, subject to the necessary planning permissions.

The home is further enhanced by owned solar panels and a solar water system, supporting more cost-effective energy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

**We'll keep you moving...**



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