



Wigston Road, Oadby

Offers Over £535,000 Freehold

Period extended 5-bed home in Oadby. Features 3 bathrooms incl 4-piece family bathroom, through lounge, conservatory, dining kitchen, utility, driveway parking, garage & garden.





Entrance Hall

The property is entered via a double-glazed front door into a welcoming entrance hall, enjoying plenty of natural light from the double-glazed window to the front elevation. Further features include a dado rail, radiator, understairs storage and staircase providing access to the first-floor landing.

Reception Room

27' 7" x 12' 6" (8.40m x 3.81m)

A spacious through lounge enjoying plenty of natural light from the double-glazed bay window to the front elevation. The room features a chimney breast incorporating a (decorative only) living flame gas fire with marble surround and hearth, along with coving to the ceiling, a television point, a broadband connection point and two radiators. Double-glazed French doors provide access to the conservatory.

Garden Room Conservatory

13' 5" x 11' 6" (4.08m x 3.50m)

Enjoying plenty of natural light from double-glazed windows to the front and side elevations, with a double-glazed door providing views over and access to the rear garden. Further features include ceramic-tiled flooring, a radiator and individual window blinds. The recently fitted insulated roof incorporates dimmable lights to create a wonderful, temperature-regulated, quiet Garden Room.



Dining Kitchen

29' 8" x 7' 5" (9.03m x 2.26m)

The impressive, recently fitted dining kitchen enjoys plenty of natural light from double-glazed windows to the rear elevation, with a double-glazed door providing direct access to the rear garden. The kitchen is fitted with a range of stylish base and ambient lit wall units complemented by contemporary Quartz work surfaces, a classic white Belfast ceramic Sink with mixer tap and drainer incorporated into the work surface. Integrated appliances include an induction ceramic hob, oven, extractor hood and dishwasher, with further space for a freestanding fridge freezer. The dining area includes a breakfast bar and features a further double-glazed window to the rear elevation, waist-height tongue-and-groove panelling, a dado rail and a modern radiator, with a door providing access to the utility room.

Utility Room

9' 3" x 7' 8" (2.82m x 2.33m)

The utility room features a double-glazed window to the rear elevation and a double-glazed door providing direct access to the rear garden. Fitted with convenience in mind the room features a selection of wall units designed to incorporate a washing machine and tumble dryer at eye level to aid with laundry tasks. Similar to the dining kitchen area, there is a stylish Belfast sink with a mixer tap and a drainer incorporated into the quartz work surface. Further aspects include a feature wall-mounted radiator, spotlights and an extractor fan with a timer function. A door provides direct access to the double garage.







Bedroom Five / Optional Reception Room

18' 6" x 8' 8" (5.64m x 2.65m)

The room is anchored by a striking double-glazed bay window that floods the space with natural light. It features a deep-set window sill that serves as a beautiful platform – ideal for displaying houseplants or fresh flowers. This space comfortably fits a large double with wardrobe space or acts as a second reception room. The room features a recently fitted radiator, decorative lights as is conveniently located next to the downstairs shower room and WC.

Downstairs Shower Room and WC

7' 9" x 3' 8" (2.36m x 1.12m)

Fitted with a contemporary shower with shower head, riser and ceramic control levers, comfort height WC located in alcove and wash hand basin with useful storage beneath. The easy clean floor makes this a practical and smart use of space. Further features include folding shower seat, spotlights, an extractor fan and a chrome heated towel radiator.

Landing

The upstairs is served by white spotlights in the ceiling at one end and warmer lights at the other end. There is a loft hatch that has a pulldown ladder to the loft space that is partially boarded. The loft has light and power.

Bedroom One

12' 3" x 12' 6" (3.74m x 3.80m)

The principal bedroom enjoys plenty of natural light from the double-glazed bay window to the front elevation. Further features include a deeply cushioned luxury window seat with cleverly integrated custom-built storage, bespoke wardrobes, spotlights, a radiator, and a door providing access to the en-suite shower room.

En-Suite

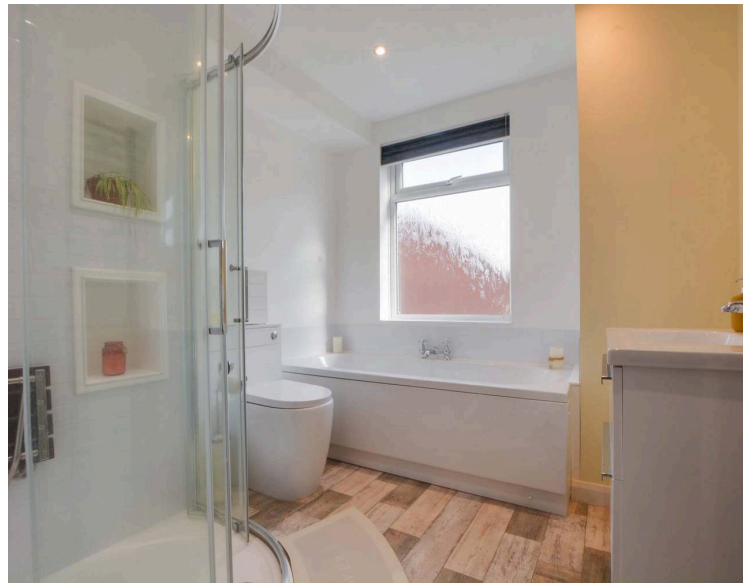
7' 5" x 6' 1" (2.25m x 1.85m)

The En-suite shower room features a double-glazed window to the front elevation and is fitted with a large luxury Quadrant shower cubicle with sliding door and dual shower heads and low profile tray. A comfort height WC and a wash hand basin with useful storage beneath. Further features include an additional wall-mounted corner storage unit and a chrome heated towel radiator

Bedroom Two

12' 0" x 10' 0" (3.65m x 3.05m)

The recently installed double-glazed window to the rear elevation allows a flood of natural light into this large bedroom. It features built-in wardrobes positioned to either side of the chimney breast and a radiator. Views from the window overlook the garden and are delightful for watching the morning sunrises.



Bedroom Three

13' 6" x 13' 3" (4.12m x 4.03m)

Bathed in natural light from the double-glazed bay window to the front elevation, this room benefits from the generous space and high ceilings . A feature to this room is the deep set window sill that makes an ideal reading nook or display area.

Bedroom Four

12' 8" x 12' 2" (3.85m x 3.70m)

Natural light floods this sizable 4th bedroom in the mornings through the double-glazed windows to the rear of the house. The owners have used this space as an office and guest room. The room features a broadband Ethernet connection point and a radiator.

Bathroom

7' 7" x 6' 5" (2.30m x 1.95m)

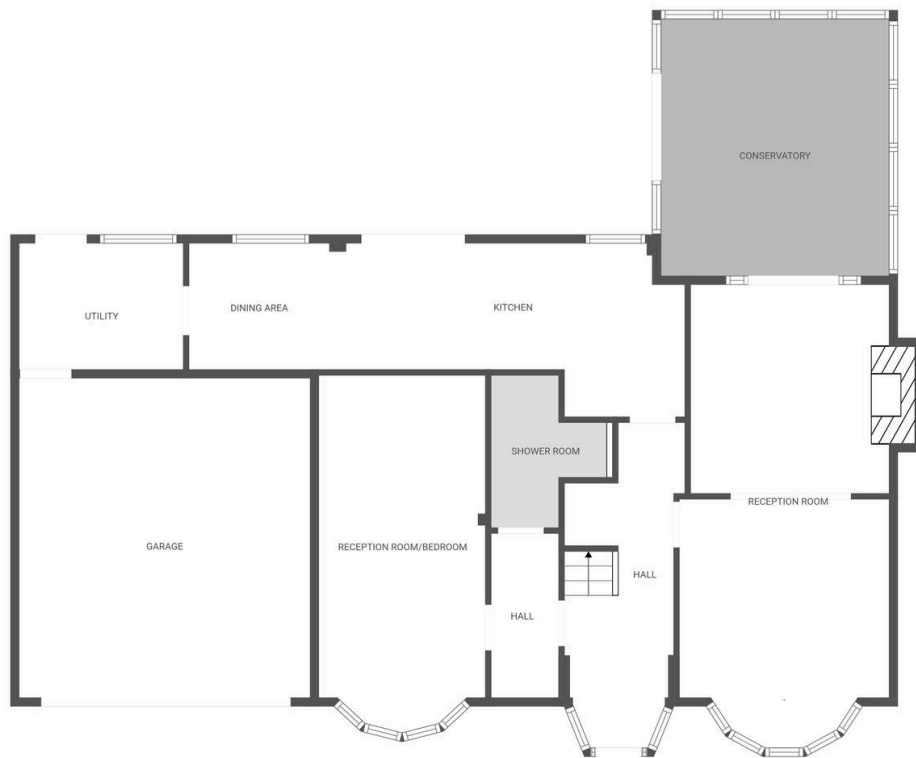
The well-appointed family bathroom is fitted with a four-piece suite comprising a large panelled bath, a large separate corner shower enclosure with a foldable seat, a WC, and a wash hand basin with useful storage beneath. Further features include a double-glazed window to the rear elevation, tiled splashbacks, recessed display niches within the shower area, wood-effect flooring and a chrome heated towel radiator.

Garage

A double garage with an electric motorised door activated by remote fob. Light, sockets and broadband connection point available. Recently installed independent high-pressure water supply comes into the house via the Garage. The water stopcock is installed inside the garage. The serviced gas boiler with extra water cylinder storage ideal for those extra family showers is secured at the rear . There is ample room for additional storage.

Driveway

A generous driveway provides off-road parking for approximately four vehicles.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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The property is ideally situated for Oadby's highly regarded schools and benefits from nearby bus links into Leicester City Centre, with its professional quarters and train station. A wide range of amenities are available along The Parade in Oadby Town Centre, including three mainstream supermarkets. Leisure and recreational facilities such as Leicester Racecourse, the University of Leicester Botanic Gardens, Parklands Leisure Centre, and Glen Gorse Golf Club are also close by.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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