

JAMES
SELICKS

3 FAIRSTONE HILL

OADBY
LEICESTERSHIRE
LE2 5RL

GUIDE PRICE: £425,000



A beautifully presented and substantially extended three/four-bedroom semi-detached family home, occupying a popular residential position in Oadby, conveniently located for the highly regarded Gartree and Beauchamp colleges.

Beautifully presented & extended semi-detached home • three/four bedrooms including ground floor bedroom/office • spacious extended through lounge/dining room • contemporary extended kitchen diner • separate utility room • ground floor shower room & first floor bathroom • two double bedrooms with fitted wardrobes • attractive enclosed rear garden with patio areas • block paved driveway providing parking for three vehicles • popular Oadby location close to Gartree & Beauchamp Colleges • EPC - C

Accommodation

A canopy porch shelters the UPVC double-glazed front door, which opens into a welcoming entrance hall with a useful storage cupboard, additional understairs storage and a staircase rising to the first floor. The extended through lounge/dining room provides an excellent space for both relaxing and entertaining, with clearly defined sitting and dining areas. The room enjoys an abundance of natural light and benefits from double doors opening directly onto the rear garden, creating an attractive connection between the indoor and outdoor living spaces.

A particular feature of the property is the impressive extended kitchen diner, fitted with a contemporary range of grey gloss eye and base level units and drawers, complemented by contrasting wooden preparation surfaces. Appliances include a range-style cooker incorporating a double oven and five-ring gas hob, with splashback and stainless steel/glass extractor above. There is also a stainless steel one-and-a-quarter bowl sink with flexible mixer tap and an integrated dishwasher. A breakfast dining area provides an ideal space for informal family meals, whilst a large utility room offers valuable additional practicality.

The ground floor accommodation includes a versatile fourth bedroom, equally suited to use as a study or additional reception room. A contemporary shower room is fitted with a white three-piece suite comprising a large shower enclosure with fixed and flexible showerheads, a low flush WC and a wash hand basin set within a vanity unit with drawers beneath, complemented by a chrome heated towel rail.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The master bedroom is a well-proportioned double benefiting from built-in, part-mirrored wardrobes, a fitted vanity unit and matching bedside units. Bedroom two is a further double, also featuring built-in, part-mirrored wardrobes, whilst bedroom three provides flexible accommodation for a child's bedroom, nursery or study. The family bathroom is fitted with a contemporary white three-piece suite comprising a panelled bath with fixed and flexible showerheads over, a low flush WC and a wash hand basin set within a vanity unit with drawers beneath, together with a chrome heated towel rail.

Outside

The property enjoys a generous block paved driveway providing off-road parking for approximately three vehicles. To the rear is an attractive, enclosed garden, predominantly laid to lawn with block paved patio seating areas, providing an excellent setting for outdoor dining, entertaining and family enjoyment.









Location

The popular south Leicestershire suburb of Oadby lies approximately three miles south of Leicester city centre, conveniently positioned off the A6 London Road, providing easy access to the city's professional quarters, shopping facilities and mainline railway station.

Oadby offers an excellent range of local amenities, leisure and sporting facilities, together with highly regarded schooling, including Brocks Hill Primary School, Gartree High School and Beauchamp College. The renowned Leicester Grammar School is also within easy reach.

Listed Status: None.

Conservation Area: None.

Local Authority: Oadby & Wigston Council

Tax Band: C

Services: Offered to the market with gas-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be brick & block cavity wall with concrete tiled roof.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

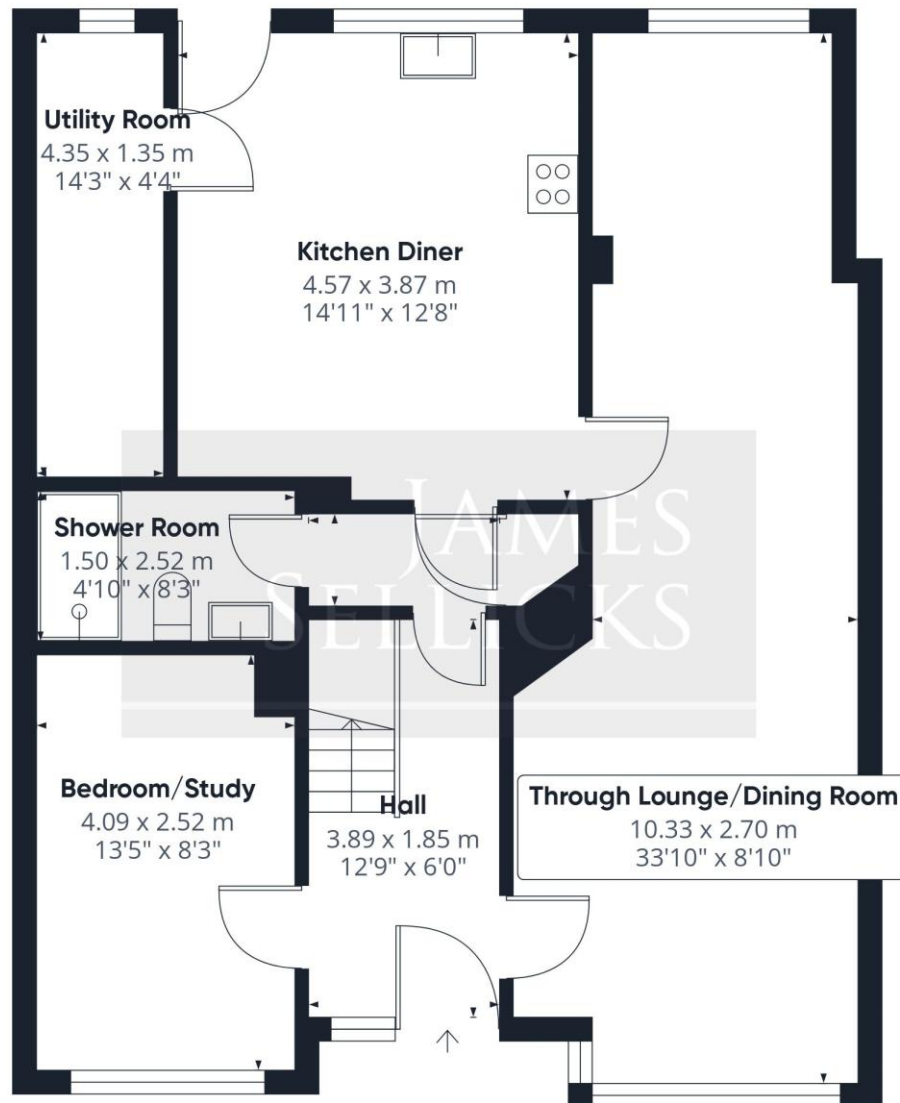
Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

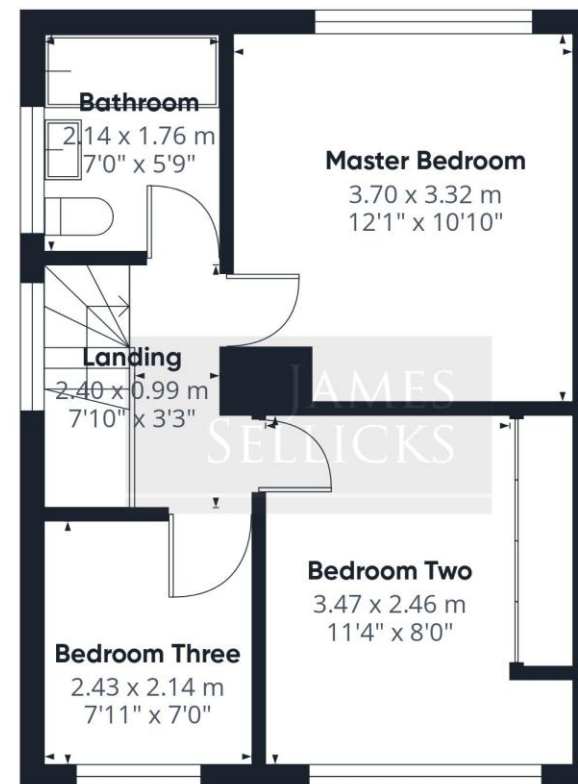
Accessibility: Two-storey property, ground floor shower room.







Floor 1

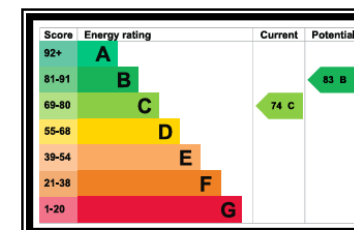


Floor 2

Approximate total area⁽¹⁾

111.2 m²
1196 ft²

(1) Excluding balconies and terraces



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

