

JAMES SELLICKS

41 MANOR ROAD

OADBY
LEICESTERSHIRE
LE2 2LL

GUIDE PRICE £1,500,000



A striking and beautifully appointed four-bedroom detached residence, showcasing exceptional design and high-specification finishes throughout.

Reception hall • sitting room • dining kitchen • cloakroom • sun room • utility room • ground floor bedroom five • three first floor bedrooms, two with dressing areas & en-suite shower rooms • family bathroom • second floor master bedroom & en-suite • driveway • garden • EPC - C

Location

Oadby is a highly regarded suburb situated approximately two miles south of Leicester city centre, offering excellent access to a wide range of amenities, professional quarters and a mainline railway station with direct services to London St Pancras in around an hour. The area is particularly well known for its outstanding schooling in both the state and private sectors, including Leicester High School for Girls, Stoneygate School and Leicester Grammar School, located nearby at Great Glen.

The village itself provides a variety of local shopping facilities alongside niche independent retailers, as well as an abundance of high-quality recreational amenities and places of worship. Oadby also benefits from strong transport links and an excellent road network, making it well connected for travel both within the city and further afield.

Accommodation

From the moment you step into the impressive entrance hall with its statement staircase and elegant detailing, the home sets a tone of contemporary luxury. The heart of the property is the stunning open-plan kitchen and dining space, thoughtfully designed with sleek cabinetry, quality worktops, and a central island, perfect for both everyday living and entertaining. Flooded with natural light, this space seamlessly connects to the surrounding living areas and garden beyond.

Each of the four generously sized bedrooms benefits from its own stylish en-suite, offering privacy and comfort for family and guests alike. The interiors throughout are finished to an exacting standard, complemented by modern conveniences including air conditioning, smart lighting, integrated audio, and a central vacuum system.

Outside

The property continues to impress with a substantial driveway providing ample parking, alongside a well-proportioned rear garden featuring a patio and covered seating area, ideal for outdoor dining and relaxation.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Oadby & Wigston Council, Tax Band: TBC

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, speed unknown.

Construction: Believed to be standard.

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: Three-storey property. No specific accessibility modifications made.

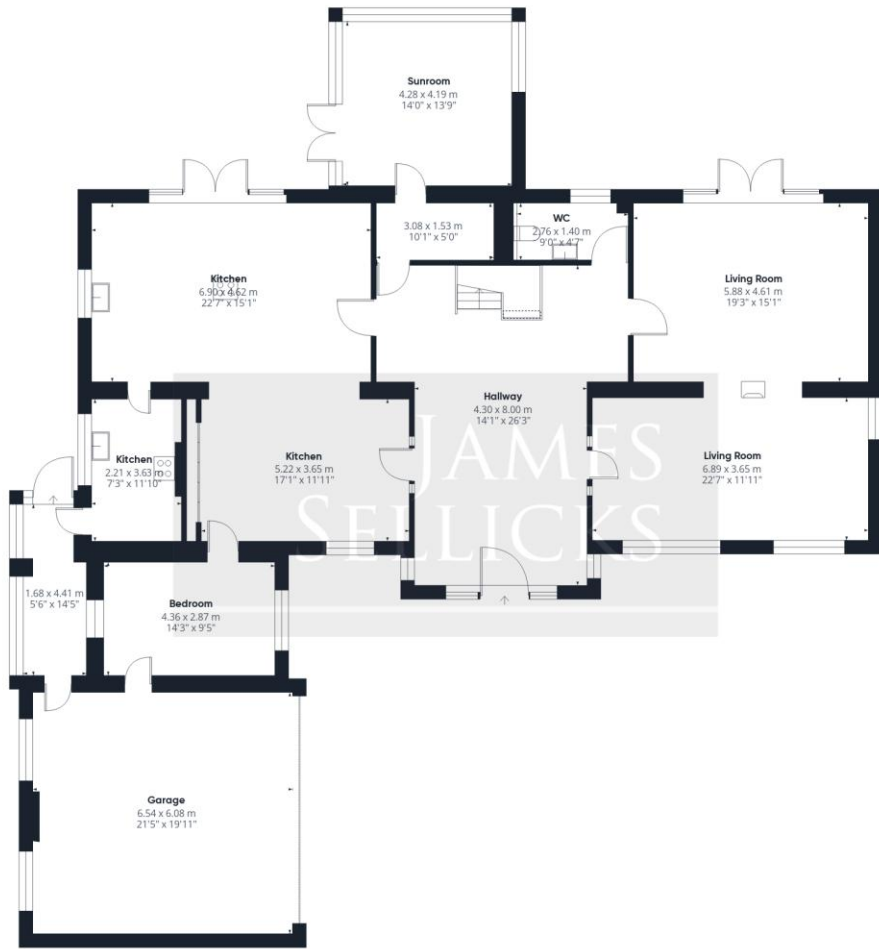




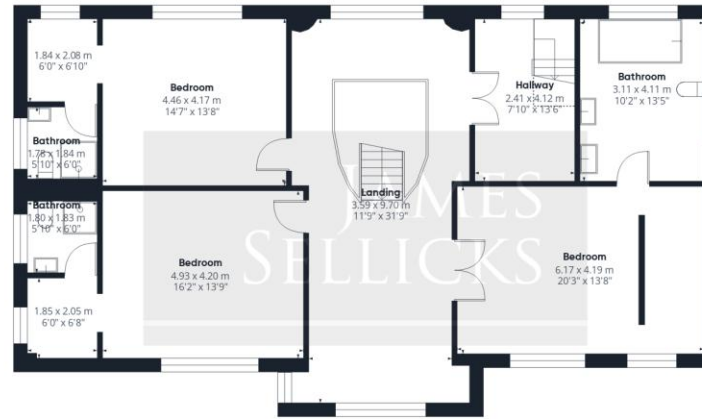




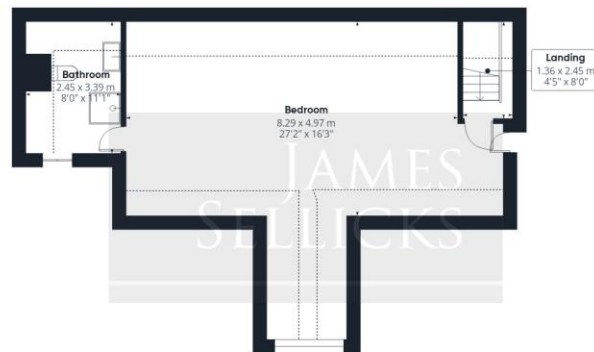




Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

439.9 m²
4736 ft²

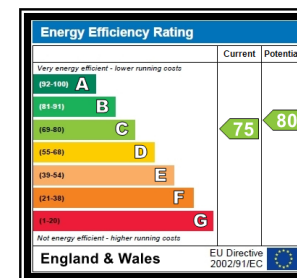
Reduced headroom

23.4 m²
252 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft



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.

