

JAMES SELLICKS

33 THE BROADWAY

OADBY
LEICESTERSHIRE
LE2 2HF

GUIDE PRICE: £950,000



A rare and exciting opportunity to acquire this substantial four-bedroom detached residence, complete with a contemporary two-storey annexe, occupying an impressive plot of approximately 0.26 acres on one of Oadby's most prestigious and sought-after roads.

This exceptional home offers both generous accommodation and significant potential for further extension or enhancement (subject to the necessary planning consents) making it an ideal long-term family investment.

Porch • entrance hall • cloakroom • sitting room • family room • extended living kitchen • four double bedrooms • en-suite • family bathroom • annexe • driveway • lawned rear gardens • EPC - tbc

Accommodation

The main residence is entered via an entrance porch leading into a welcoming hallway, with a convenient ground floor WC. The property boasts a selection of elegant and versatile reception spaces, including a formal sitting room and a separate family room.

The heart of the home is the beautifully extended living kitchen, thoughtfully designed by Messrs Dewhirst to create a bright and sociable environment ideal for both everyday family life and entertaining. It features a comprehensive range of contemporary Shaker-style units, complemented by sleek Quartz preparation surfaces and a Quooker tap, combining style with practicality. Integrated appliances are seamlessly incorporated, while a central island with breakfast bar provides an ideal space for informal dining. This impressive open-plan area is enhanced by large windows and overhead rooflights, drawing in natural light and offering delightful views across the garden. The adjoining living space is particularly striking, with a vaulted ceiling finished in natural timber panelling and twin skylights above. Glazed double doors open onto the garden, creating a seamless connection between indoor and outdoor living.

To the first floor, a spacious landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite, while a stylish family bathroom serves the remaining accommodation.

A particular highlight of the property is the beautifully appointed, modern two-storey architect designed annexe which has its own separate front and rear access, offering superb flexibility for multi-generational living, guest accommodation or potential rental use. The ground floor comprises an open-plan living kitchen, along with a cloakroom and utility cupboard, while the first floor provides a generous double bedroom and en-suite.

Outside

The front elevation is enhanced by planted gardens and a substantial driveway providing ample off-road parking.

To the rear, the gardens are a true standout feature, beautifully maintained and thoughtfully landscaped, with well-stocked mature borders, established trees, and multiple patio areas ideal for outdoor entertaining. Extending to approximately 0.26 acres, the grounds offer both privacy and a wonderful sense of space rarely found in such a prime residential setting.







Location

The Broadway has long been regarded as one of Oadby's most prestigious roads. Located on the outskirts of the village, the area provides convenient access to the city centre, popular local private and state schools, together with a wide range of local shopping facilities found within the village.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Oadby & Wigston Council, **Tax Band:** E

Construction: Believed to be standard.

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

Wiring in situ for a 7Kw electric vehicle charger.

The property has 9 photovoltaic solar panels installed ~2011 with feed in tariff ~£1200pa linked to CPI with a further ~10 years to run. In addition a solar iboost uses the electricity generated to provide free hot water for approx 6 months per year.

Broadband delivered to the property: Cable, 46mbps download, 7mbps upload.

Wayleaves, Rights of Way & Covenants: Tree Preservation Order, terms applied with.

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

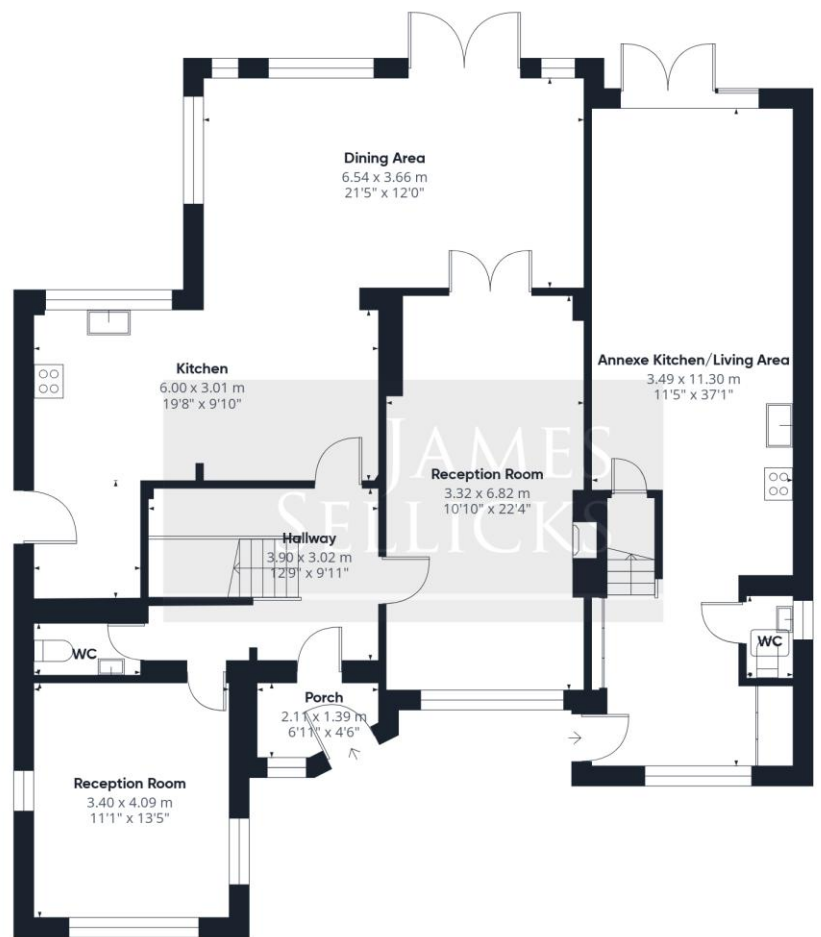
Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: Application refused at the property but approved at appeal.









Approximate total area⁽¹⁾
 225 m²
 2422 ft²

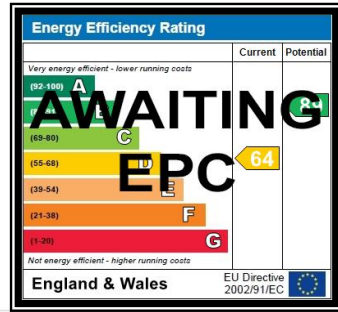
Reduced headroom
 0.5 m²
 5 ft²

(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.

