

JAMES
SELICKS

GARTREE ROAD
OADBY



A truly impressive and beautifully extended family home, comprehensively refurbished to an exceptional standard and set within grounds of approximately half an acre. The property has undergone an extensive programme of extension and redevelopment between 2019 and 2023, resulting in a home of outstanding quality with contemporary appointments throughout. Features include underfloor heating, air conditioning, CCTV and an integrated surround sound system.

Porch • reception hall • sitting room • dining room • living kitchen • pantry • study • side hallway • first floor landing/seating area • principal bedroom suite with mezzanine, dressing area & en-suite • four further bedrooms, all en-suite • large second floor games room • utility • additional bedroom • media room • self-contained annexe comprising gym/kitchenette, further bedroom suite over two floors with en-suite • gated driveway • two double garages • lawned rear gardens • indoor swimming pool • sauna • shower room • EPC - B

Location

Gartree Road is renowned for its excellent access to a wealth of local amenities including boutique shopping on nearby Allandale Road (just a quarter of a mile away), and an array of leisure and dining options. Families will appreciate the outstanding educational facilities in the area, including Leicester Grammar and Stonegate Preparatory Schools. The location also offers excellent transport links, access to Leicester's professional quarters, hospitals, and beautiful countryside, making it one of suburban Leicestershire's most desirable addresses.

Accommodation

The accommodation is both generous and thoughtfully arranged. A large entrance porch with built-in storage opens into a striking reception hall with tiled flooring. The main sitting room enjoys a contemporary fireplace, bespoke display cabinetry and full-width sliding doors opening onto the rear garden. A formal dining room also benefits from garden access and flows seamlessly into the impressive living kitchen, fitted with a range of grey base units, marble work surfaces and a comprehensive suite of appliances including twin fridges, twin freezers, ovens and a combination microwave. Bi-fold doors open directly onto the rear terrace, creating an excellent space for entertaining. Further ground floor accommodation includes a walk-in pantry, study with fitted oak cabinetry, side hallway with storage and access to the second garage.

The principal staircase rises to a first-floor landing with a seating area enjoying stunning views across Leicestershire Golf Club. The principal bedroom suite features a floating staircase to a mezzanine level, glass balustrades, a generous dressing area and a luxurious en-suite bathroom with freestanding slipper bath and walk-in shower. Four further bedrooms are arranged across the first floor, each with fitted wardrobes or dressing rooms and their own en-suite facilities.

The second floor provides a large games room with ceiling-mounted projector and chill-out area, along with a utility room and an additional bedroom with adjoining media room. A secondary staircase leads to a self-contained annexe, ideal for guests or extended family. This includes a gym/kitchenette fitted with marble worktops and induction hob, and a further bedroom suite arranged over two floors with en-suite shower room.

A particular highlight of the property is the indoor swimming pool complex, incorporating air source heating, sauna and shower room, with sliding doors opening to the garden.







Outside

The property is approached via electrically operated sliding gates from Gartree Road, opening onto a large block-paved driveway providing ample parking and access to two substantial garages with electric doors. To the rear, the beautifully maintained gardens extend to approximately 0.5 acres, predominantly laid to lawn with paved patio areas and a useful covered seating and entertaining space positioned directly off the kitchen.

Tenure: Freehold.

Local Authority: Oadby & Wigston

Tax Band: G

Listed Status: None.

Conservation Area: None.

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

Broadband delivered to the property: Unknown.

Construction: Believed to be Standard.

Rights of Way/Covenants: Not to be used for business purposes (visitors/ signage).

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

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

Planning: None our Clients are aware of.

SatNav: The property's postcode is LE2 2FF, and the house number is 95.





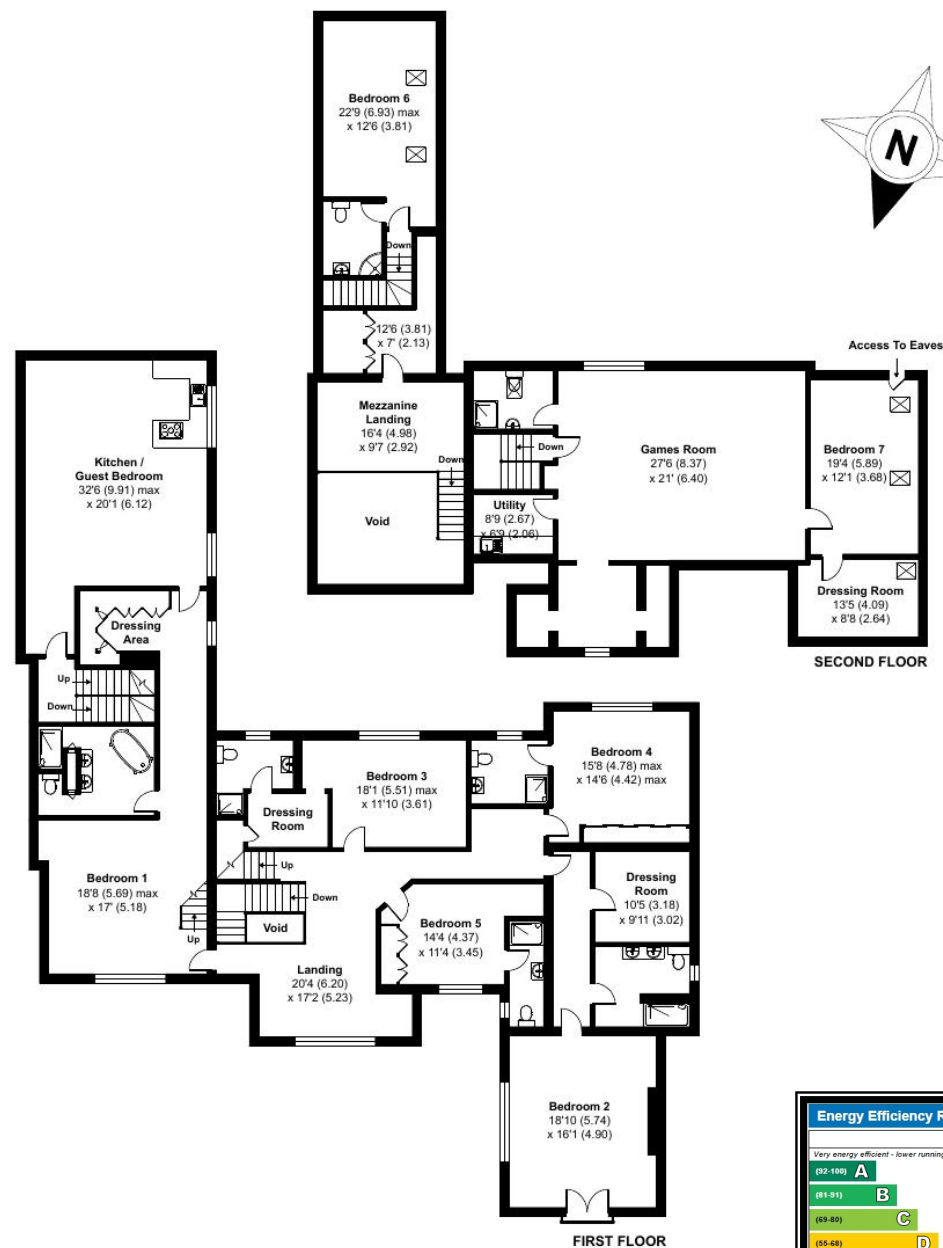
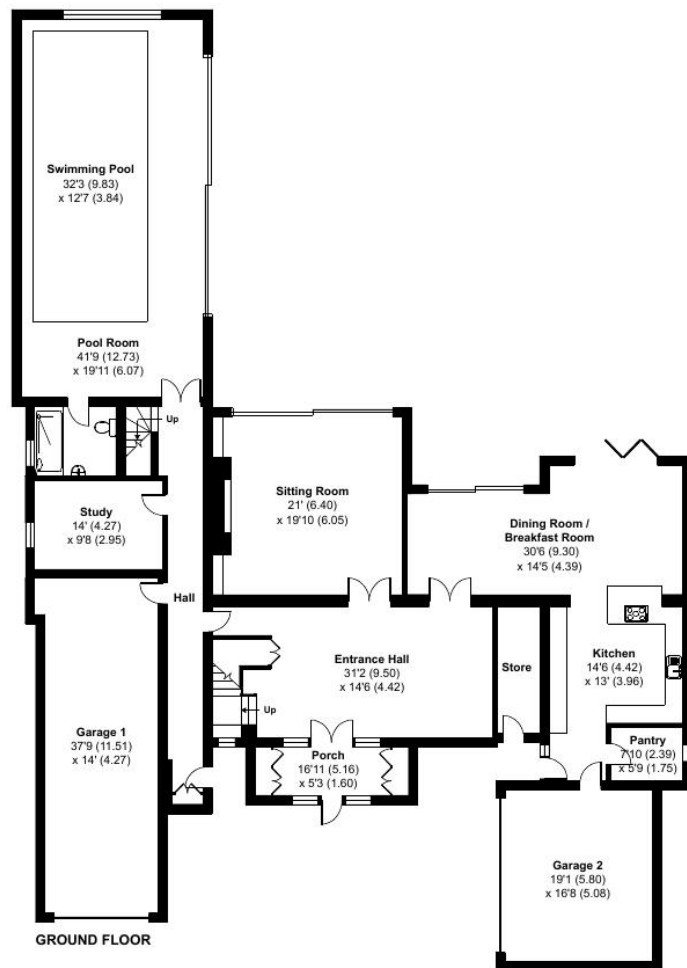
Gartree Road, Oadby, Leicester, LE2

Approximate Area = 8400 sq ft / 780.4 sq m (excludes void areas)

Garages = 777 sq ft / 72.1 sq m

Total = 9177 sq ft / 852.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	83
		EU Directive 2002/91/EC	



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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.

