

JAMES SELICKS

107 STOUGHTON ROAD

OADBY
LEICESTERSHIRE
LE2 4FR

GUIDE PRICE £750,000



Occupying a generous plot in one of Leicester's most sought-after residential locations, this four-bedroom detached home presents a rare opportunity to acquire a property with exceptional scope for modernisation, extension or redevelopment (subject to the necessary planning consents).

Offered to the market with no upward chain, the property is ideally suited to purchasers looking to create a substantial family home in a highly regarded setting.

Porch • reception hall • sitting room • dining room • cloakroom • kitchen • sun room • four well-proportioned bedrooms • en-suite • family bathroom • lawned front garden • large driveway • single garage • store • extensive side and rear lawned gardens • EPC - D

Location

Stoughton Road has long been regarded as one of Oadby's premier addresses, surrounded by an interesting mix of large family houses, the area provides convenient access to the city centre, is well served for both state and private schools with the Leicester High School for Girls, Stoneygate School and Leicester Grammar School, and offers local shopping facilities found within Oadby village centre.

Accommodation

The accommodation is well proportioned throughout, beginning with an entrance porch leading into a spacious reception hall with parquet flooring. The sitting room is a particularly generous space, enjoying triple-aspect windows and opening into a sun room overlooking the rear garden. A separate dining room, downstairs WC and a fitted kitchen complete the ground floor, with the kitchen providing access to a rear lobby and useful ancillary spaces including a covered lean-to, external store and single garage.

To the first floor, a spacious landing serves four well-proportioned bedrooms. The principal bedroom is an excellent double with triple-aspect windows, whilst the remaining bedrooms all offer comfortable accommodation, two benefiting from fitted wardrobes and wash hand basins and one with an en-suite shower room. A family bathroom completes the first-floor.

Outside

Set well back from Stoughton Road behind a large driveway, the property enjoys a private position with ample parking. The existing frontage also offers potential to create an in-and-out driveway, subject to the relevant planning permissions. The gardens extend predominantly to the side and rear, incorporating patio seating areas, extensive lawns and a former orchard. The size of the plot offers excellent potential for landscaping, enlargement of the existing dwelling or further development, subject to obtaining the necessary consents.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

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

Services: Offered to the market with gas-fired central heating and a water meter..

Broadband delivered to the property: ADSL, speed unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: 2 trees in the frontage of no.107 are subject to a TPO (2000). T15 [Cypress sp.& T16 [Hyb. cockspur Thorn of TPO/0123/TREE.

There are also several trees adjacent the rear boundary which are T14 (maple), T15(Beech),T16(Beech) of TPO/0062/GROUP.

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

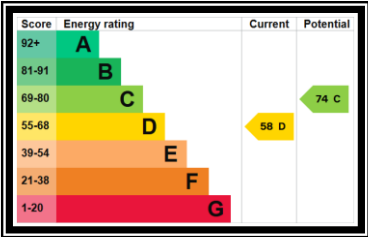
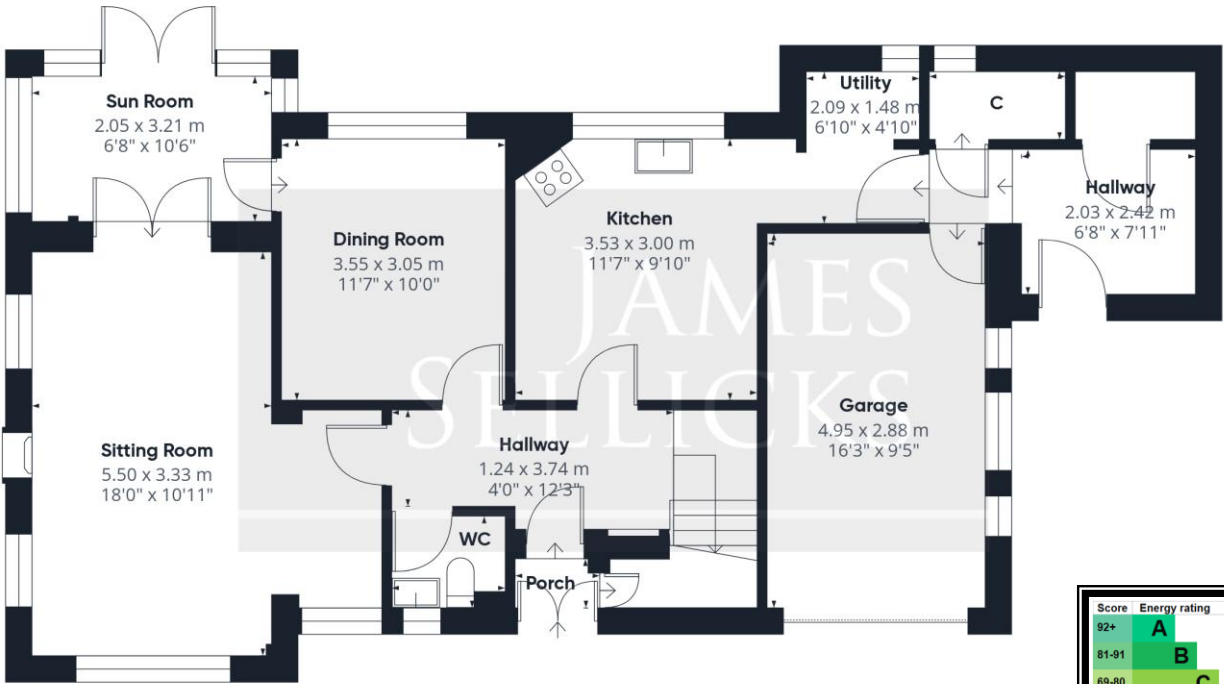
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.

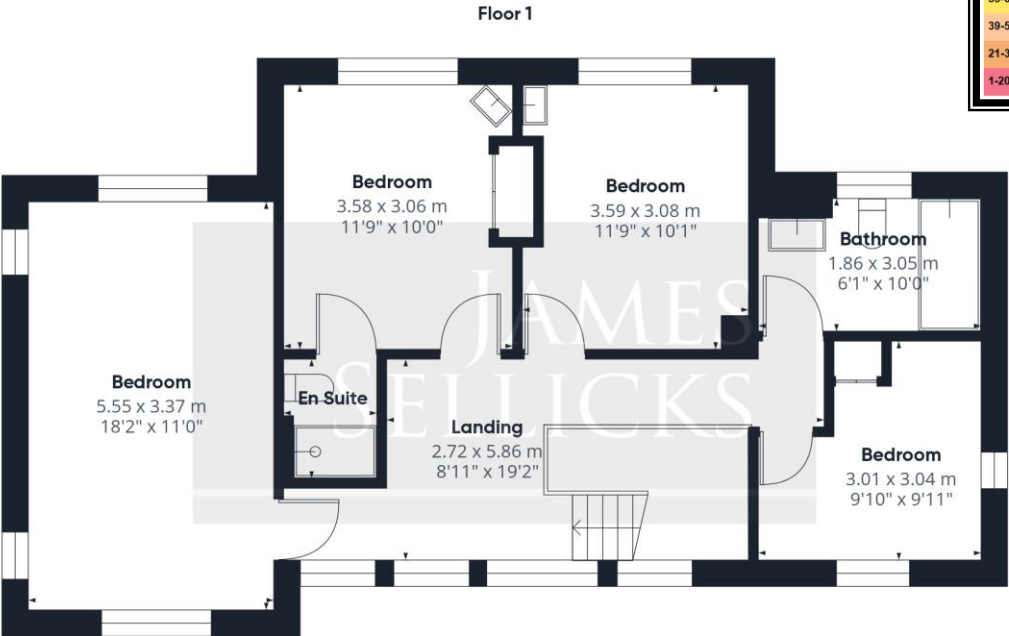








Approximate total area⁽¹⁾
156.9 m²
1689 ft²



(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.

