

JAMES SELICKS

4 HAWTHORNE CLOSE

STRETTON HALL
OADBY
LEICESTERSHIRE
LE2 4QT

GUIDE PRICE £800,000



Situated within the prestigious Stretton Hall development, a beautifully refurbished and extended four-bedroom detached family home offering well-proportioned accommodation.

Entrance hall • cloakroom • sitting room • dining room • conservatory • extended living kitchen • utility • four well-proportioned bedrooms • refitted en-suite • family bathroom • front gardens • driveway • double integral garage • lawned rear gardens • EPC - C

Location

Stretton Hall lies on the Oadby/Great Glen borders, approximately five and a half miles south-east of the city centre with neighbourhood shopping facilities and schooling found within the village itself and at nearby Kibworth and the Glen Gorse Golf Club half a mile distant on the A6; the development is flanked by some of Leicestershire's most attractive countryside.

Accommodation

A part-glazed front door leads into a spacious entrance hall with oak flooring, housing the stairs to the first floor and a ground floor cloakroom. The generous sitting room enjoys a gas living flame-effect fire with a limestone hearth and surround and double doors through to the dining room, which in turn opens into a large brick and uPVC conservatory providing an excellent additional reception space with views and access to the garden.

A particular highlight of the home is the stunning extended living kitchen, refitted to a high standard with an extensive range of soft grey eye and base level units and drawers complemented by a large central island with marble preparation surfaces and an undermounted stainless steel sink. Integrated appliances include a Siemens oven and combination microwave with warming drawer and five-ring gas hob with ceiling-mounted extractor unit, a wine cooler, a dishwasher, and full-height fridge-freezer. Bi-fold doors open directly onto the rear garden, allowing for seamless indoor-outdoor living. A refitted utility room provides further eye and base level units, preparation surfaces, tiled splashbacks and a sink with mixer tap, ample white appliance space, tiled flooring and access to both the side of the property and the integral double garage.

To the first floor, a galleried landing gives access to four well-proportioned bedrooms, all with built-in wardrobes. The principal with a refitted en-suite shower room, and a contemporary refitted family bathroom with an enclosed WC, wash hand basin with drawers beneath, a freestanding Spa bath with shower attachment and a separate shower enclosure with fixed drench and flexible shower heads, a chrome heated towel rail, fully tiled walls and floor

Outside

To the front of the property are attractive gardens and a driveway providing off-road parking and access to the double integral garage benefiting from an electrically operated door. To the rear is a pleasant lawned garden with paved patio areas and a mature tree backdrop.

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

Local Authority: Harborough District Council, **Tax Band:** G

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

Broadband delivered to the property: Cable, speed unknown.

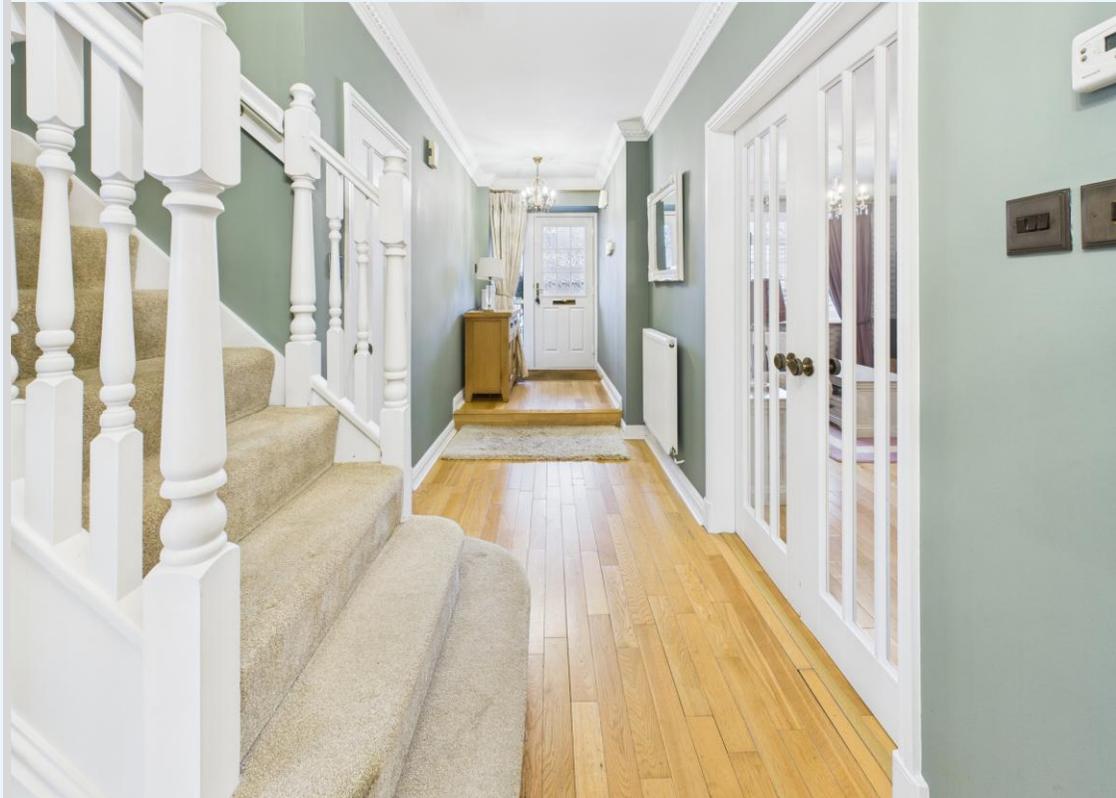
Construction: Believed to be standard.

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

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

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

Planning issues: None our Clients are aware of.

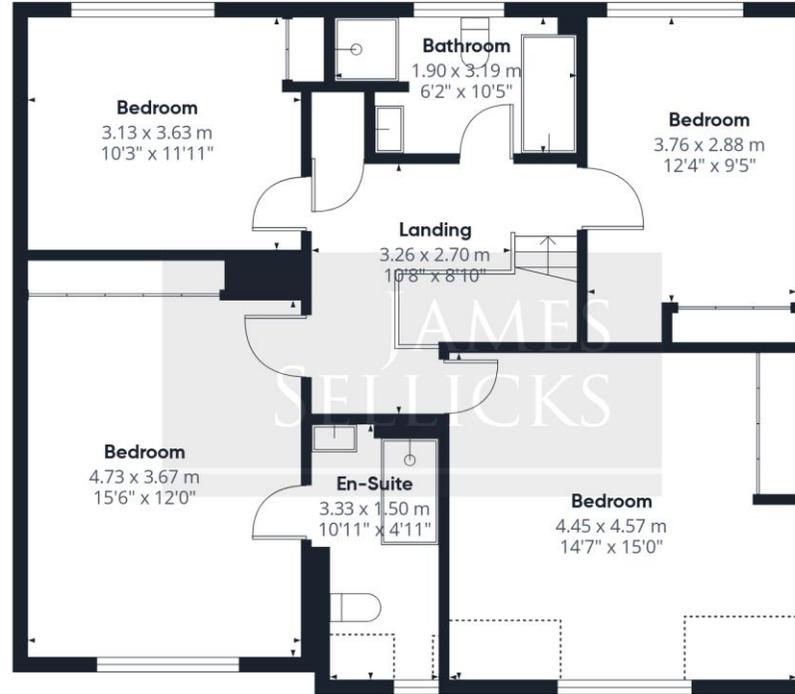
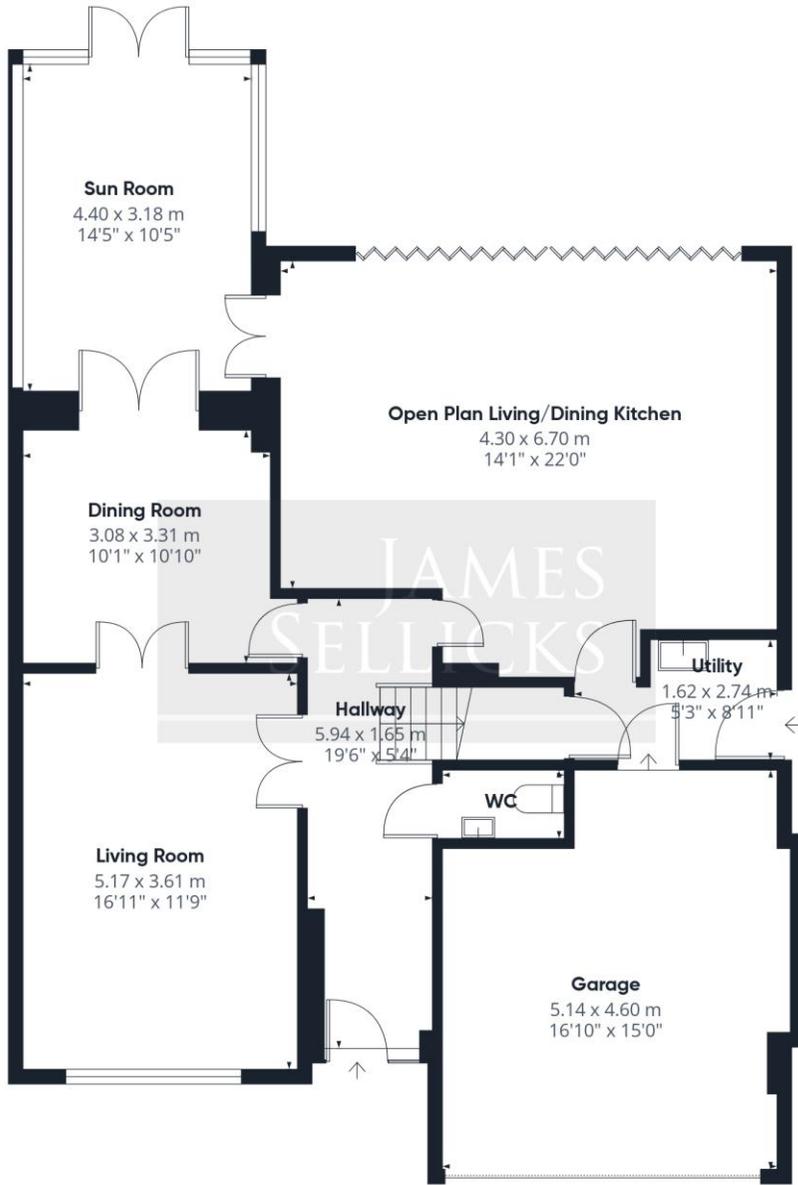












Approximate total area⁽¹⁾

199.3 m²

2146 ft²

Reduced headroom

2.8 m²

30 ft²

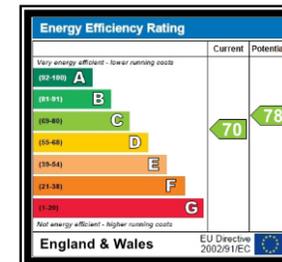
(1) Excluding balconies and terraces

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.

GIRAFFE360



Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

