

JAMES
SELLICKS

7 WYNDHAM CLOSE

OADBY
LEICESTERSHIRE
LE2 4HR

GUIDE PRICE £650,000



A beautifully remodelled and substantially extended four-bedroom detached family home occupying a quiet cul-de-sac position on the sought-after Wyndham Close.

Offering generous and versatile accommodation throughout, the property is ideally situated for access to highly regarded local schooling, Oadby Village amenities and a range of everyday shopping facilities.

Entrance hall • front reception room • utility room • cloakroom • rear reception room open to • extended dining kitchen • principal bedroom • en-suite • three further bedrooms • family bathroom • driveway • single garage • landscaped rear garden • shed • EPC - C

Location

This prestigious road is located in the village of Oadby which offers a wide range of amenities catering for most day-to-day shopping needs as well as sporting and social facilities nearby. Popular schooling is provided by Manor High School filtering into Gartree and Beauchamp Colleges, with Leicester High for Girls, Leicester Grammar and Stonegate Preparatory Schools in nearby Great Glen.

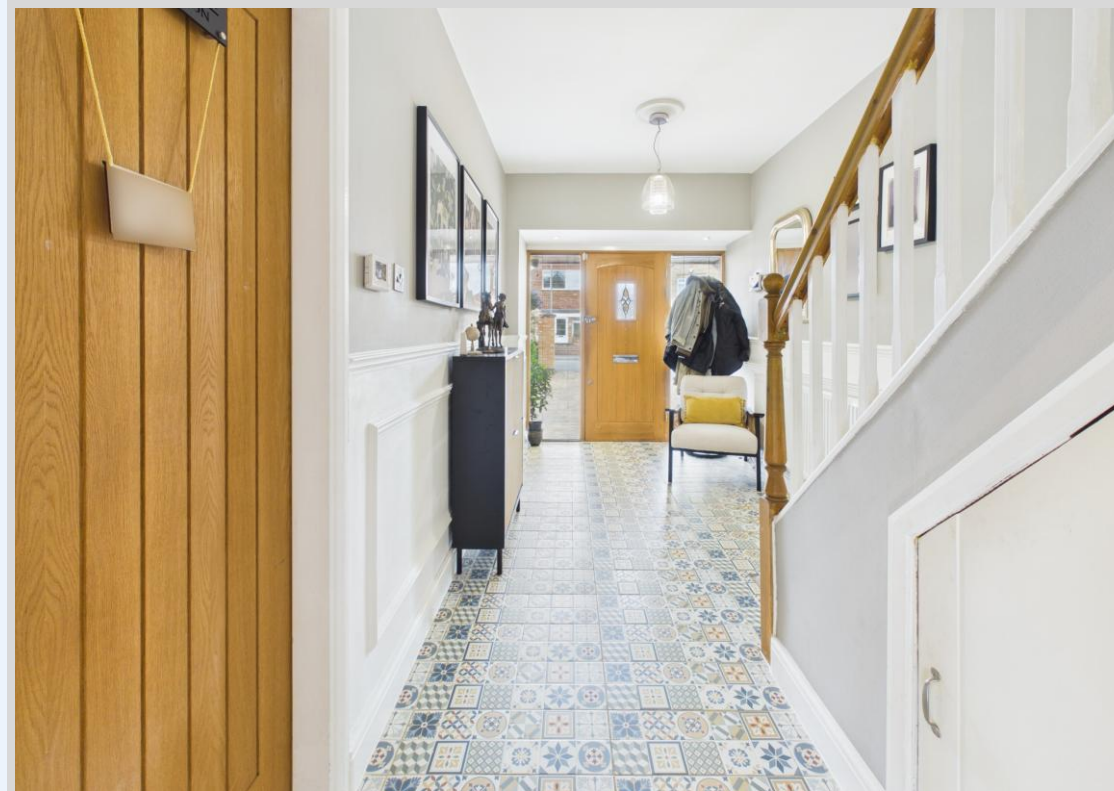
Accommodation

The accommodation is entered via an attractive oak front door leading into a welcoming entrance hall featuring part panelled walls, an understairs storage cupboard and the stairs to the first floor.

To the front elevation is an elegant reception room centred around a cast iron horseshoe-style fireplace with a painted surround. A spacious utility room provides an excellent range of base and full-height storage units, stainless steel sink with mixer tap, plumbing for a washing machine, space for a tumble dryer and internal access to the garage. A useful ground floor cloakroom provides a white two-piece suite comprising a low-level WC and wash hand basin with storage beneath.

The heart of the home is the impressive rear living space, featuring a sitting area with limestone flooring, a contemporary media wall and inset electric fire. This opens seamlessly into the extended dining kitchen, creating a superb space for both everyday family living and entertaining. The kitchen is fitted with an extensive range of cream shaker-style units complemented by granite preparation surfaces, a substantial central island, Belfast sink, integrated dishwasher and a Rangemaster-style cooker with double ovens, grill, six-ring gas hob and extractor canopy above. Limestone flooring continues throughout this space.

To the first floor, a galleried landing provides access to four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and storage cupboards, together with a contemporary en-suite shower room comprising a low-level WC, vanity wash hand basin, shower enclosure with fixed and handheld shower fittings, and a chrome heated towel rail. Bedroom two is fitted with an excellent range of built-in wardrobes, drawers and a dressing table/vanity area. Two further bedrooms are served by the family bathroom.





WOW





Outside

The property is set behind a generous block-paved driveway providing ample off-road parking and access to the single garage via an electrically operated door. The rear garden has been attractively landscaped and enjoys patio seating areas, shaped lawns, mature trees and shrub borders, together with a timber garden shed.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Oadby & Wigston.

Tax Band: D

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.

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

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

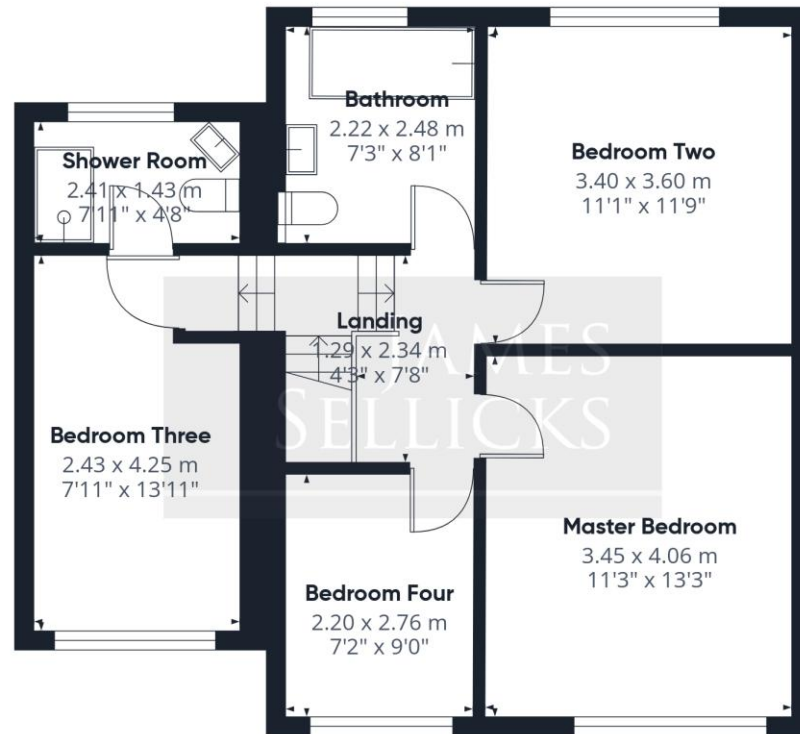
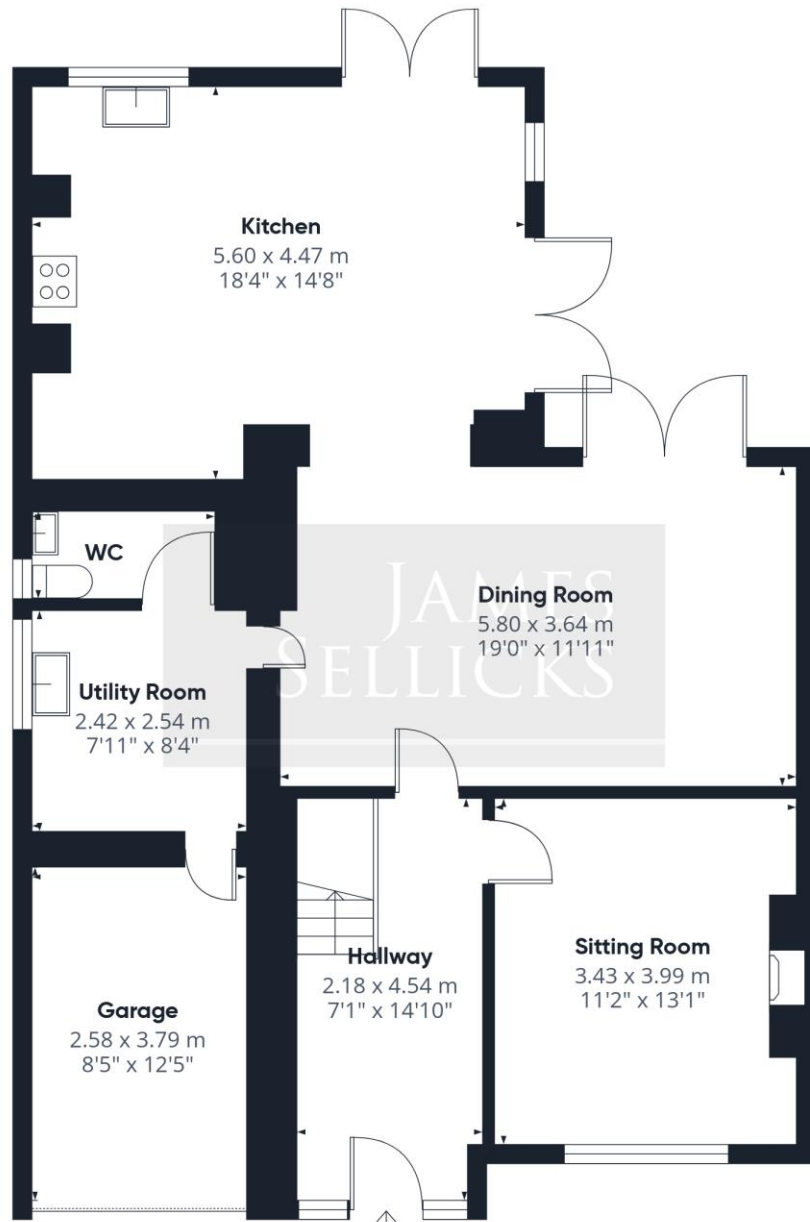
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.









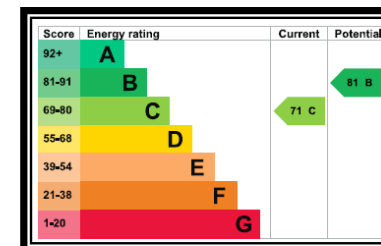
Floor 2

Floor 1



Approximate total area⁽¹⁾
142.7 m²
1537 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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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.

