

JAMES SELICKS

7 WHITEBEAM ROAD

OADBY
LEICESTERSHIRE LE2 4EA

GUIDE PRICE: £425,000



Located on the ever popular Whitebeam Road in Oadby, this attractive and well presented four bedroom detached family home has been recently updated throughout to include new central heating and carpets.

Entrance hall • WC • sitting room • dining room • kitchen • utility • master bedroom • en-suite • three further bedrooms • bathroom • driveway • garage • neat gardens • EPC – C

Location

Whitebeam Road is located on the peripheries of the Blackthorn Manor development, conveniently located for access to Oadby village centre and the fashionable Allandale Road / Francis Street Parades. Highly regarded schooling in both the state and private sectors is nearby, with Leicester High, Stoneygate and Leicester Grammar being of particular note.

Accommodation

A storm porch and uPVC front door lead into a bright entrance hall housing a large cloaks cupboard, the stairs to the first floor and a useful ground floor cloakroom. The spacious sitting room enjoys an abundance of natural light by virtue of a bay window to the front elevation and two to the side and feature wall lights. To the rear of the property is a dining room with uPVC French doors with windows either side leading onto the patio area.

The kitchen has inset ceiling spotlights and feature red and grey floor tiling throughout, and boasts an excellent range of red eye and base level units and drawers, ample preparation surfaces, tiled splashbacks, a ceramic sink with chrome mixer tap and window above. Integrated appliances include a dishwasher, stainless steel oven, microwave, five-ring hob with splashback and extractor over. Adjacent to the kitchen is a utility room with matching tiled flooring housing the wall mounted boiler and providing further white appliance space.

To the first floor are four bedrooms. The master has windows to the front and side, inset ceiling spotlights, a superb bank of wall-to-wall built-in wardrobes and an en-suite with an obscure glazed window, a large glazed shower enclosure with rainforest shower, a feature glass wash hand basin with drawers beneath, a chrome heated towel rail and part tiled walls. The three further bedrooms all have built-in wardrobes. The family bathroom has an obscure glazed window, a panelled bath with rainforest shower over, a wash hand basin with vanity top and storage beneath, an enclosed WC, chrome heated towel rail and part tiled walls

Outside

The property has a feature stoned and lawned frontage and a driveway providing car standing and access to a garage with up and over door, power and lights. Side access leads to the neat rear garden, with a circular lawn, paved and gravelled patio entertaining areas and fenced boundaries.

Tenure: Freehold. **Local Authority:** Oadby & Wigston, **Tax Band:** E

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.

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

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

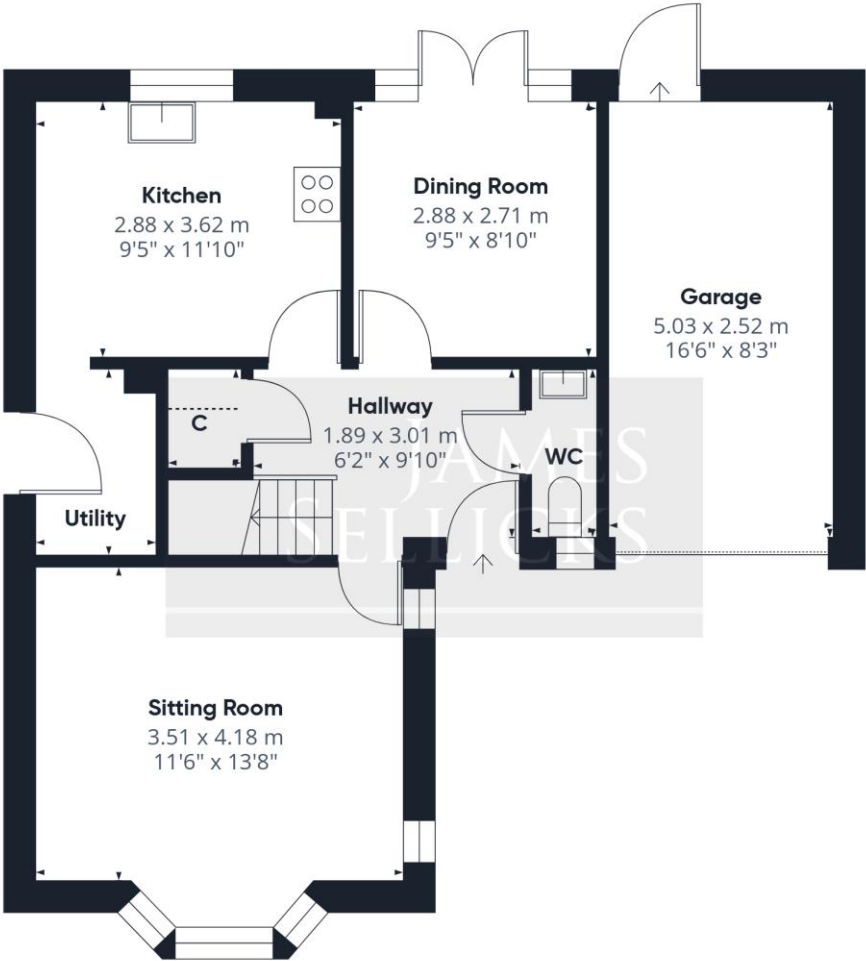
Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.

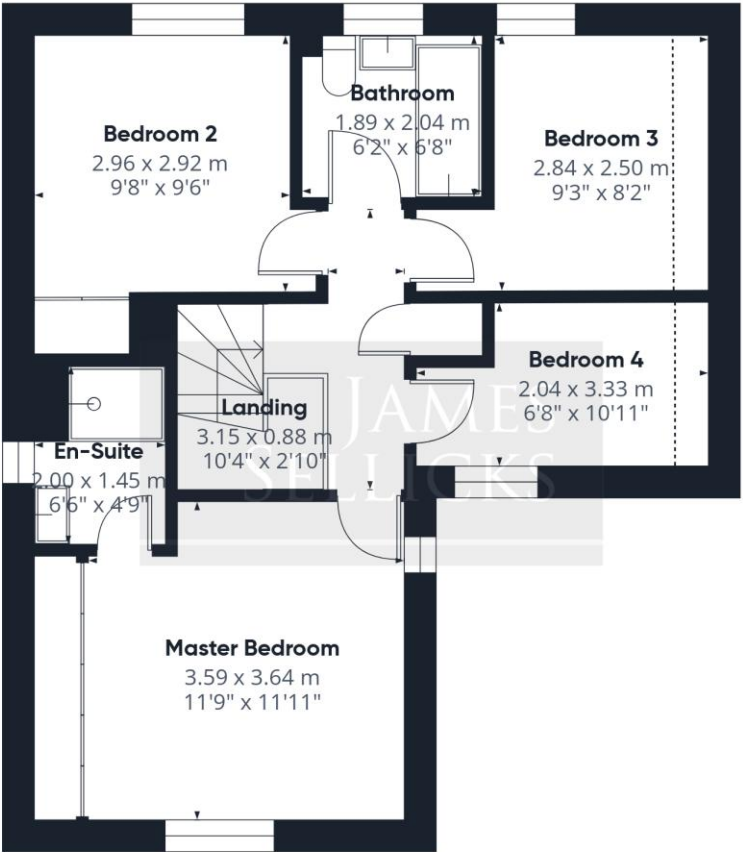




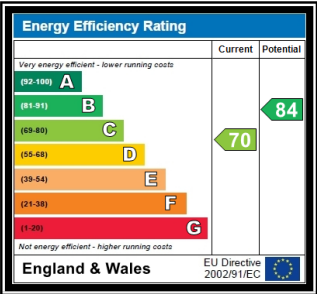




Floor 1



Floor 2



Approximate total area⁽¹⁾

110 m²
1183 ft²

Reduced headroom

2.3 m²
25 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.



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