



Wade Close

Oadby, Leicestershire, LE2 2GJ

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# WADE CLOSE

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*Boasting an enviable plot within a cul-de-sac in the very highly sought after Stoughton Park is this handsome four bedroom detached home. Built by Messrs Bellway Homes, this family home benefits from multiple living areas, four double bedrooms, two with en-suites and a plot that is rare for new homes.*



# FIRST IMPRESSIONS

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Occupying a larger than average plot within the highly regarded Stoughton Park development by Bellway Homes, this exceptional four-bedroom detached residence forms part of the exclusive 'Artisan Collection' and offers an outstanding standard of accommodation with a wealth of premium upgrades throughout. Beautifully styled and immaculately maintained by the current owners, the property combines elegant contemporary living with practical family functionality, all set within a generous and private plot in one of Oadby's most desirable modern developments.

From the moment you arrive, the quality and kerb appeal of the home are immediately apparent. A driveway provides ample off-road parking and leads to the garage with up-and-over door, while the notably wide plot offers an extensive lawned side area which presents further potential for additional parking, extension possibilities subject to the necessary consents, or incorporation into the rear garden for those seeking even more outdoor space.

Internally, the property is finished to an exceptional standard throughout and has been thoughtfully enhanced with premium fixtures and fittings including Invictus herringbone luxury vinyl flooring throughout the ground floor and first floor, bespoke fitted wardrobes, quality fitted blinds, CCTV security system, intruder alarm system, electric vehicle charging point and a Harvey Water Softener system. Decorated in tasteful neutral tones throughout, the home is truly ready for immediate occupation.



# WORK, REST AND PLAY

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The accommodation begins with a spacious and welcoming entrance hallway which immediately sets the tone for the rest of the property, offering a light and airy feel together with excellent practicality. The hallway provides access to a downstairs WC, two useful storage cupboards and staircase rising to the first floor.

To the front elevation is a beautifully proportioned lounge, flooded with natural light through elegant French doors, creating a bright and relaxing reception space ideal for both everyday living and entertaining guests. The proportions of the room allow for a variety of furniture arrangements while maintaining a warm and inviting atmosphere.











# WINE AND DINE

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Undoubtedly the centrepiece of the home is the stunning open-plan living kitchen diner spanning the rear of the property. Designed perfectly for modern family living, this impressive space effortlessly combines cooking, dining and socialising areas into one cohesive environment.

The upgraded luxury fitted kitchen features an extensive range of high-quality shaker-style wall and base units complemented by integrated appliances and generous worktop space, creating both style and practicality.

The dining and living area enjoys wonderful views over the rear garden and benefits from French doors opening directly onto the patio, seamlessly blending indoor and outdoor living during the warmer months and making the space ideal for entertaining family and friends. Positioned off the kitchen is a separate utility room fitted with additional units, sink and combi washer-dryer, providing further practicality and additional storage.









# TIME FOR BED

To the first floor, a spacious landing gives access to four genuine double bedrooms, all beautifully presented and offering excellent proportions rarely found in modern homes. The principal bedroom suite is particularly impressive, benefitting from a dedicated dressing area with bespoke fitted wardrobes and a stylish en-suite shower room finished with contemporary fittings. A second double bedroom also enjoys the luxury of its own modern en-suite shower room, making it ideal for guests or older children. The remaining bedrooms are served by a beautifully appointed family bathroom featuring both a bath and separate shower enclosure, designed to cater perfectly for busy family life. An airing cupboard provides further useful storage.

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## STEP OUTSIDE

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Externally, the rear garden is a true feature of the property and has been thoughtfully landscaped to create a stylish yet low-maintenance outdoor space enjoying a desirable south-facing aspect. A large paved patio immediately adjoining the property provides the perfect setting for alfresco dining and entertaining, while the lawned garden is framed by planted borders adding colour and maturity throughout the seasons. To the rear of the garden is an additional private patio seating area offering a peaceful retreat and further space for relaxing or hosting guests.

The property occupies an enviable position opposite the highly regarded Stoughton Grange development, home to a popular pub, restaurants, shops and entertainment facilities, while remaining conveniently located for Oadby village centre, Leicester Railway Station and a range of highly regarded local schooling. Combining generous proportions, luxury upgrades, outstanding presentation and a substantial plot, this superb family home represents a rare opportunity within this sought-after development.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1461 ft<sup>2</sup>

(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.

GIRAFFE 360



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