

# JAMES SELICKS

12 BROOKSIDE DRIVE

OADBY  
LEICESTER  
LE2 4PB

GUIDE PRICE: £525,000



A beautifully extended four-bedroom detached property, ideally located in the ever-popular town of Oadby. This home has been lovingly extended and renovated by the current owners, one of whom is a chartered structural engineer, creating a superb family residence with versatile living space throughout.

Entrance hall • sitting room • office/play room • open-plan dining kitchen • utility room • cloakroom • master bedroom • en-suite • three/four further bedrooms • family bathroom • loft room • driveway • store • generously sized rear garden • EPC - C

#### Accommodation

A spacious entrance hallway with laminate flooring houses the stairs to the first floor with a useful understairs storage cupboard beneath and has a hi-line window. The sitting room is a cosy yet inviting space, with a dado rail and windows to the front and side. A hallway continues through to the open plan dining kitchen, past a well-appointed ground floor cloakroom finished with tiled flooring and walls, a chrome radiator, wash hand basin and WC, and a versatile office/playroom.

The stunning open plan dining kitchen, dining and living area spans the whole of the rear of the house and is flooded with natural light thanks to five skylights and features a semi-vaulted ceiling with spotlights, along with sliding doors opening out onto the garden, seamlessly blending indoor and outdoor living. The U shaped kitchen boasts an excellent range of eye and base level units and drawers complemented by wood effect preparation surfaces and tiled splashbacks with a composite sink and drainer unit with mixer tap beneath a window overlooking the rear garden. Integrated appliances include Indesit fridge and freezer, a Stoves oven, gas hob with extractor fan over, and a Baumatic dishwasher. A small peninsula provides additional workspace and breakfast bar space. A utility room off houses the boiler and offers space for an additional fridge freezer, along with plumbing for a washing machine and tumble dryer.

To the first floor, a landing leads to a unique bedroom currently split into two sections, offering flexibility to be used as separate spaces or reconfigured into one large double room; both sections benefit from windows to the front. There are two further double bedrooms, one of which is L-shaped, both offering good-sized accommodation. A family bathroom (accessed from a secondary landing) is fitted with tiled flooring and walls, a bath with shower over, wash hand basin, WC, fitted storage and has a side window for natural light. The master bedroom is situated at the rear of the property and is a generous double room with dual windows overlooking the garden. It also benefits from a modern en-suite featuring a large double corner shower, wash hand basin with storage, a fitted mirror, WC, tiled flooring and walls.

Stairs lead up to a further loft room, currently used as an office/playroom with Velux windows and fitted eaves storage.

#### Outside

To the front of the property is a tarmac driveway providing off-road parking for up to three vehicles, along with side access to the garden and a store with insulation, heating, power and lighting which is therefore suitable for conversion to additional living space if desired. The rear garden is a generous size, fully fenced, and features a large decking area with the remainder laid to lawn, perfect for family use and entertaining.







### Location

The popular village of Oadby offers a wide range of local amenities, with well-regarded schooling such as Beauchamp College, an array of boutiques in and around The Parade, and the fashionable Allandale Road and Francis Street parades nearby. Sporting and leisure opportunities are equally well catered for, with a golf course, racecourse, tennis and squash clubs all within easy reach. The area also benefits from excellent transport links, providing convenient access to both the inner and outer ring road system, the M1 and M69 motorways, and the city centre with its professional quarters and mainline railway station offering direct services to London St Pancras in just over an hour.

**Tenure:** Freehold.

**Listed Status:** None.

**Conservation Area:** None.

**Local Authority:** Oadby & Wigston Council

**Tax Band:** D

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

**Broadband delivered to the property:** Fibre & cable, 875mbps.

**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.

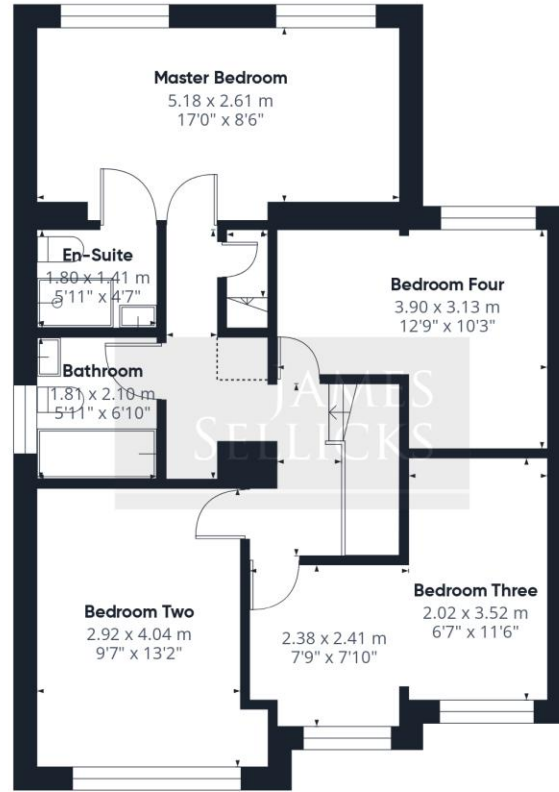




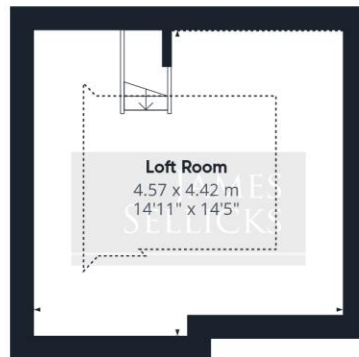




Floor 1



Floor 2



Floor 3



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

162.7 m<sup>2</sup>  
1752 ft<sup>2</sup>

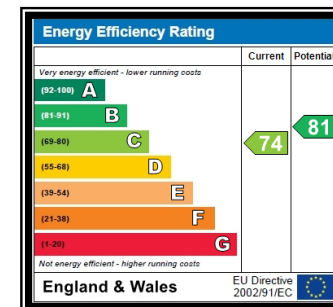
**Reduced headroom**

13.1 m<sup>2</sup>  
141 ft<sup>2</sup>

(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.

