



14 Quickthorns, Oadby, Leicester LE24EE

MOORE  
& YORK



### Property at a glance:

- Executive Detached Family Home
- Exclusive Cul-De-Sac Location
- Situated in Highly Sought After Location
- Extensive Private Grounds
- Approved Planning For Two Further Bedrooms & Shower Room
- Easy Access Local Facilities & Highly Rated Schools
- Four Bedrooms
- Two En-Suites & Family Bathroom

£1,225,000 Freehold



Executive detached family home nestled in this exclusive small cul-de-sac location situated just off the highly sought after Manor Road in Oadby offering easy access to local, schooling, shopping and leisure facilities. This beautiful home stands in extensive private grounds with detached double garage and timber built office and the well planned spacious double glazed and centrally heated accommodation briefly comprises to the ground floor reception hall, Cloakroom/WC, study, lounge, conservatory, dining room, kitchen/breakfast room, sitting room and utility room and to the first floor master bedroom with en-suite and dressing area, second bedroom with en-suite two further bedrooms and four piece family bathroom with permitted planning for loft conversion to provide two further bedrooms with dormer windows and shower room. Rarely do properties of this style, size and location become available and we highly recommend a early viewing.

#### DETAILED ACCOMMODATION

Hardwood and leaded light glazed door set in feature storm canopy leading to

#### RECEPTION HALL

Stairs leading to first floor accommodation, under stairs cupboard, radiator, cloaks cupboard, wood panelled flooring

#### CLOAKROOM/WC

Low level WC and vanity sink unit, large tiled splash backs, radiator, sealed double glazed window

#### STUDY

11' 1" x 7' 8" (3.38m x 2.34m) Radiator, sealed double glazed window



#### LOUNGE

14' 5" x 14' 0" (4.39m x 4.27m) Feature multi fuel burner set in display recess with tiled hearth and beam mantle, radiator, TV point, sealed double glazed bay window to front aspect

#### CONSERVATORY

14' 5" x 14' 0" (4.39m x 4.27m) Sealed double glazed windows overlooking rear gardens , sealed double glazed French doors to garden

#### DINING ROOM

13' 4" x 12' 11" (4.06m x 3.94m) Radiator, sealed double glazed bay window overlooking gardens





## KITCHEN/BREAKFAST ROOM

15' 8" x 11' 1" (4.78m x 3.38m) Comprising one and half bowl single drainer sink unit with cupboards under, matching range of base units with work surfaces over, with concealed lighting, and drawers, complimentary wall mounted eye level cupboards, built in oven and four piece induction ceramic hob with extractor fan over set in matching hood, glazed display cabinet, plumbing for dishwasher, sealed double glazed window, radiator, archway leading to

## SITTING ROOM

15' 4" x 9' 7" (4.67m x 2.92m) Radiators, sealed double glazed French doors to rear garden

## UTILITY ROOM

9' 7" x 5' 10" (2.92m x 1.78m) Comprising sink unit with cupboards under, work surface with utility space under providing plumbing for washing machine, wall mounted eye level cupboards, sealed double glazed door to side aspect

## FIRST FLOOR LANDING

Walk in cupboard, access to loft space with pull down ladder

## LOFT PERMITTED PLANNING

The loft has permitted planning to convert into galleried landing, two bedrooms with dormer windows and shower room. Plans available for inspection

## BEDROOM 1

17' 0" max x 12' 10" (5.18m x 3.91m) Radiator, sealed double glazed windows, built in wardrobes, dressing area

## EN-SUITE SHOWER ROOM

8' 10" x 7' 10" (2.69m x 2.39m) Three piece suite comprising walk in tiled shower cubicle with natural rainwater head, pedestal wash hand basin and low level WC, heated towel rail, sealed double glazed window, tiled splash backs

## BEDROOM 2

10' 10" x 10' 10" (3.30m x 3.30m) Radiator, sealed double glazed windows, built in wardrobes

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, sealed double glazed window

## BEDROOM 3

11' 6" x 10' 0" (3.51m x 3.05m) Radiator, sealed double glazed window

## BEDROOM 4

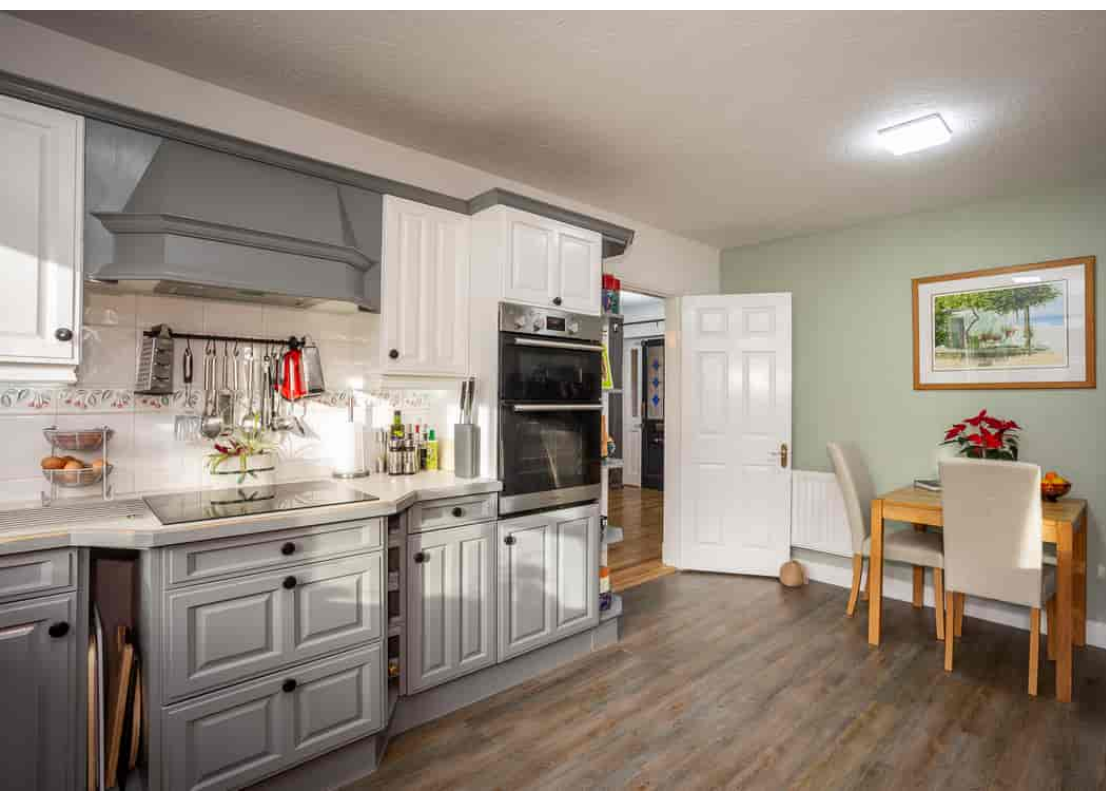
12' 10" x 8' 10" (3.91m x 2.69m) Radiator, sealed double glazed window

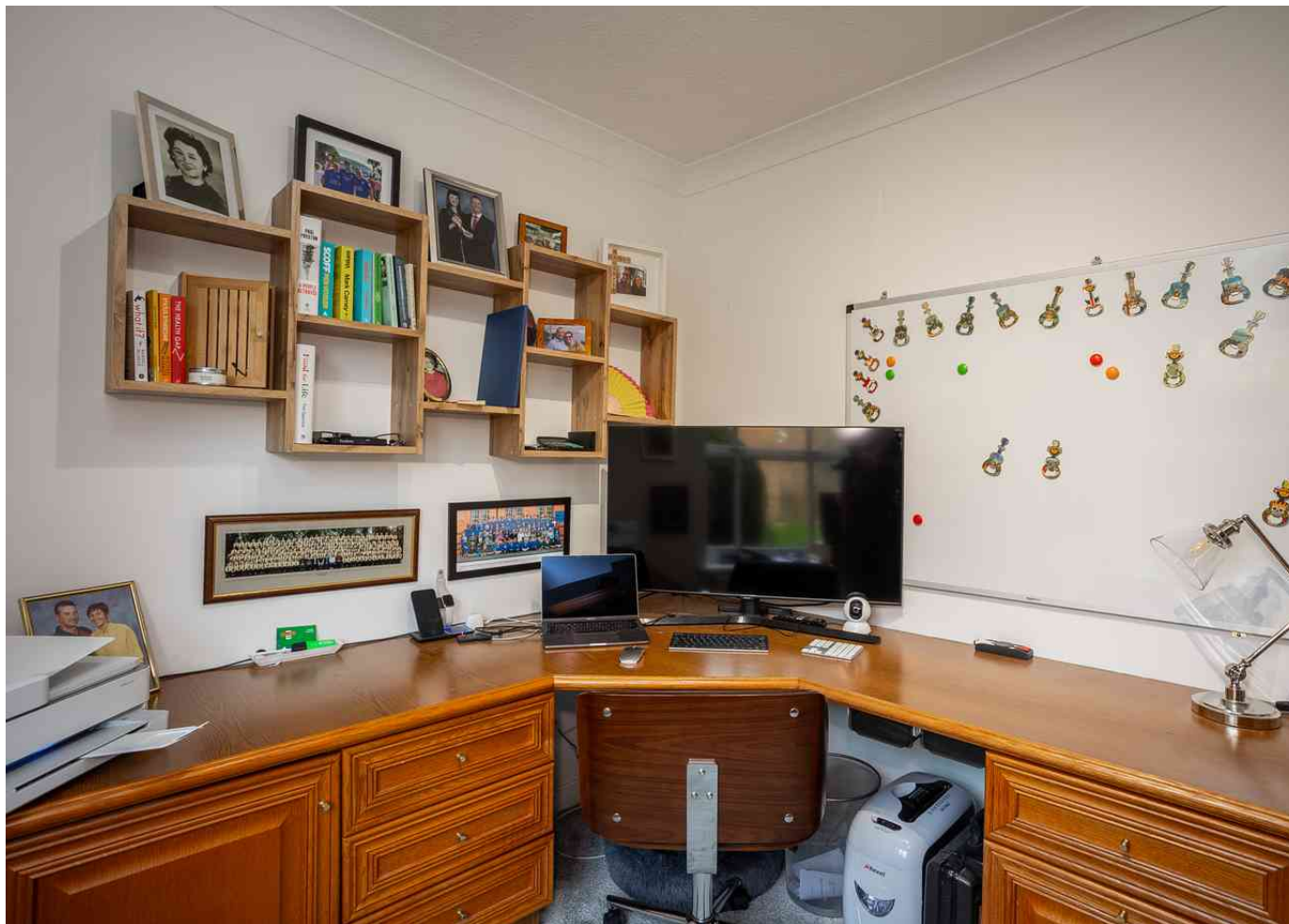
## FAMILY BATHROOM

9' 10" x 8' 7" (3.00m x 2.62m) Four piece suite comprising walk in tiled shower cubicle with natural rainwater shower, tiled panelled bath, vanity sink unit and low level WC, heated towel rail, tiled splash backs, sealed double glazed window









## OUTSIDE

To the front of the property there is a gravelled and evergreen garden with inset pathway and steps leading to home with ample parking to side leading to detached double garage with up and over doors. Extensive gardens to rear surrounded by conifer screening providing privacy and comprising large patio area and good sized formal shaped lawns with well stocked evergreen and floral beds. Raised decked area providing access to timber built office (14'1 x 10'7 widening to 12'7) with sealed double glazed windows and French door

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed, and an alarm system is fitted.

## MAKING AN OFFER

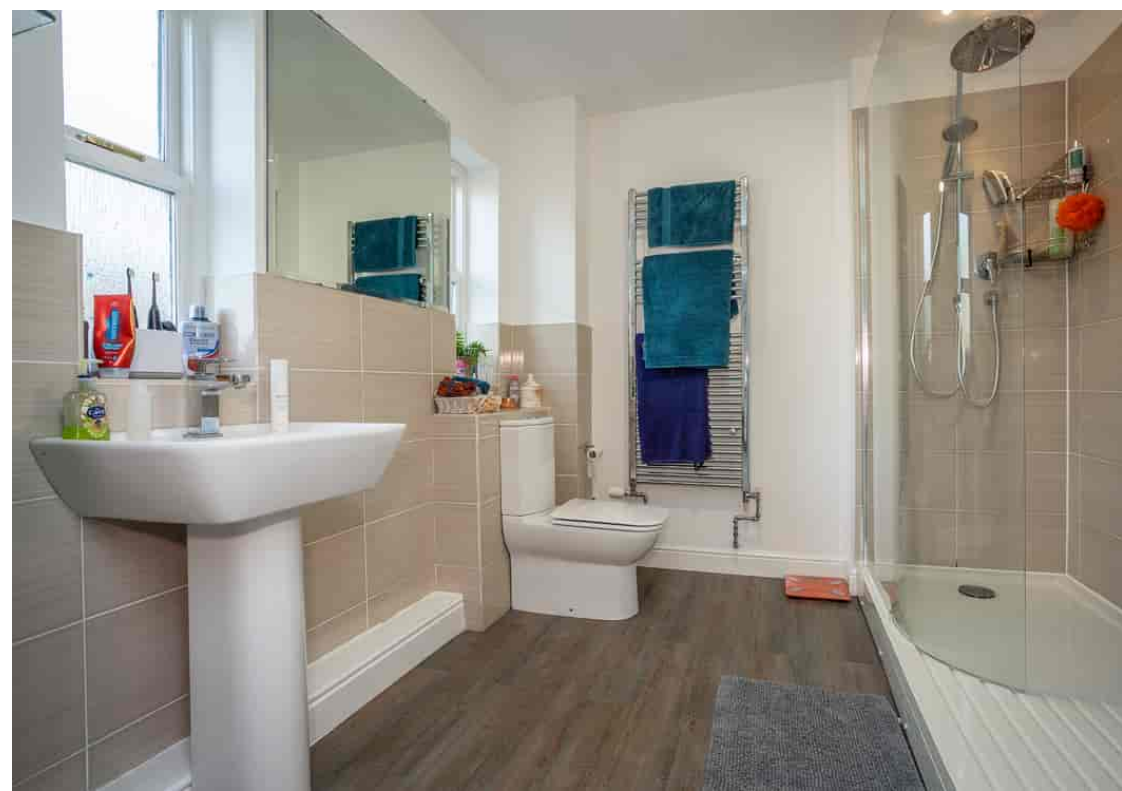
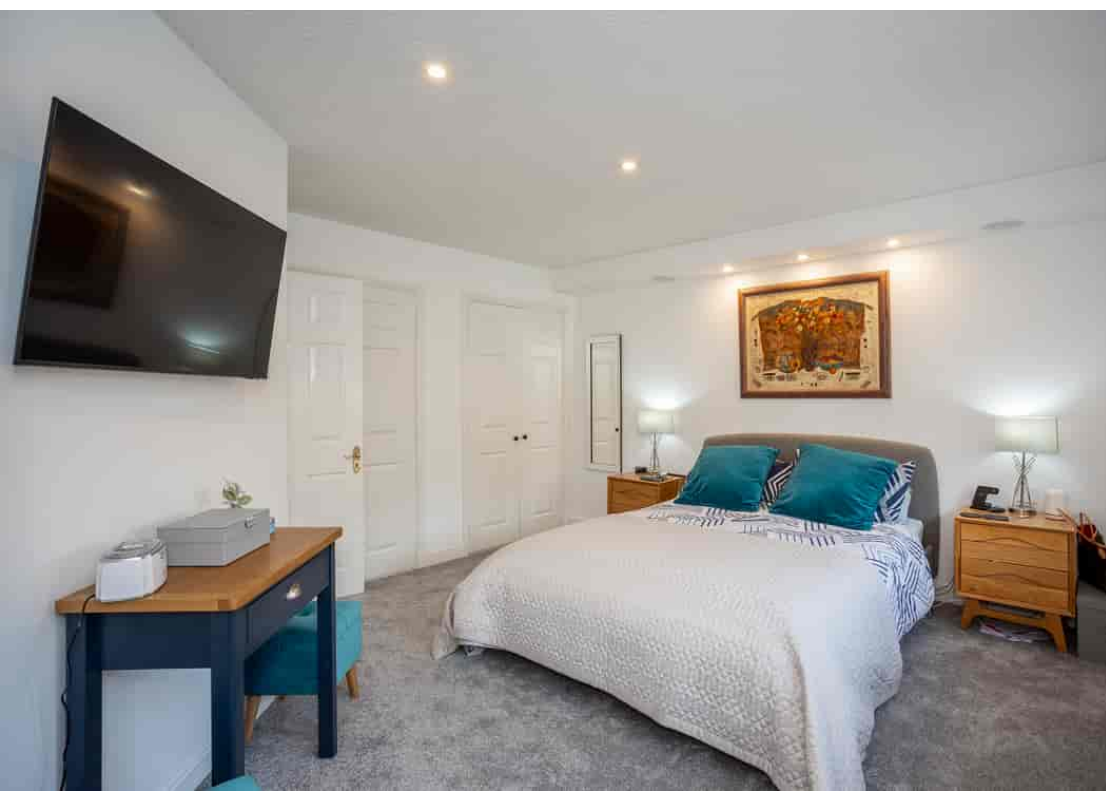
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## COUNCIL TAX BAND

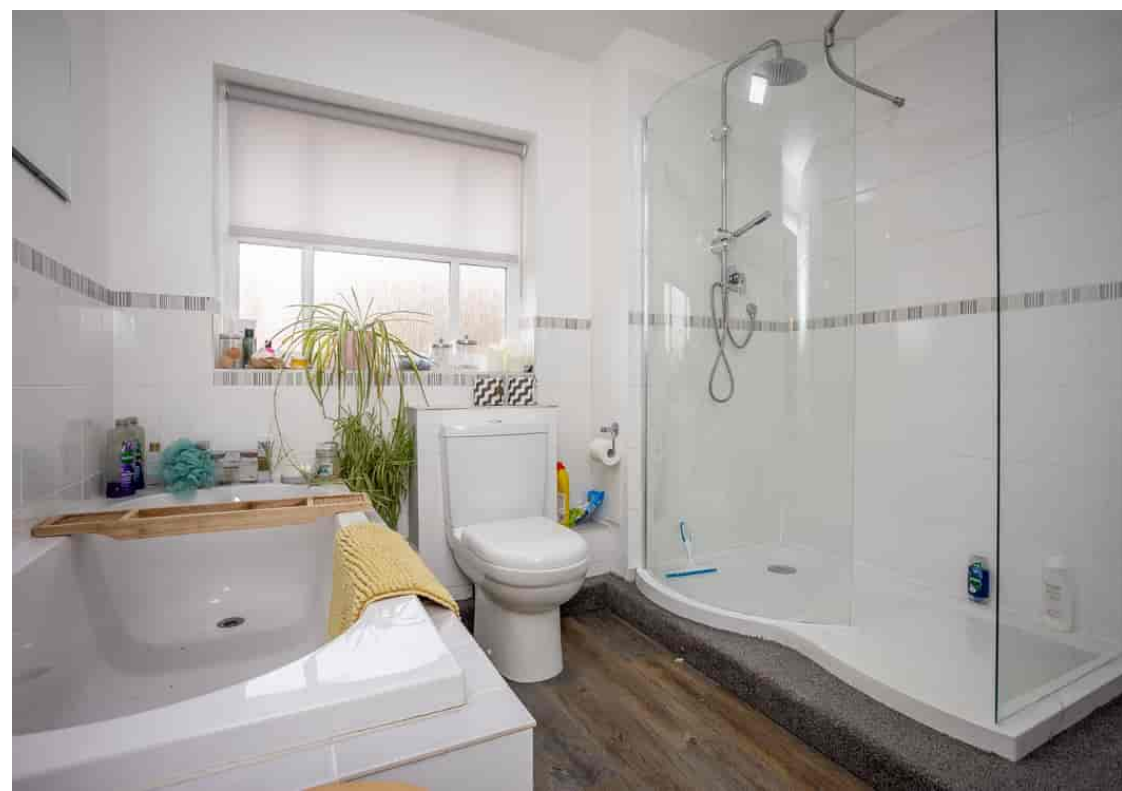
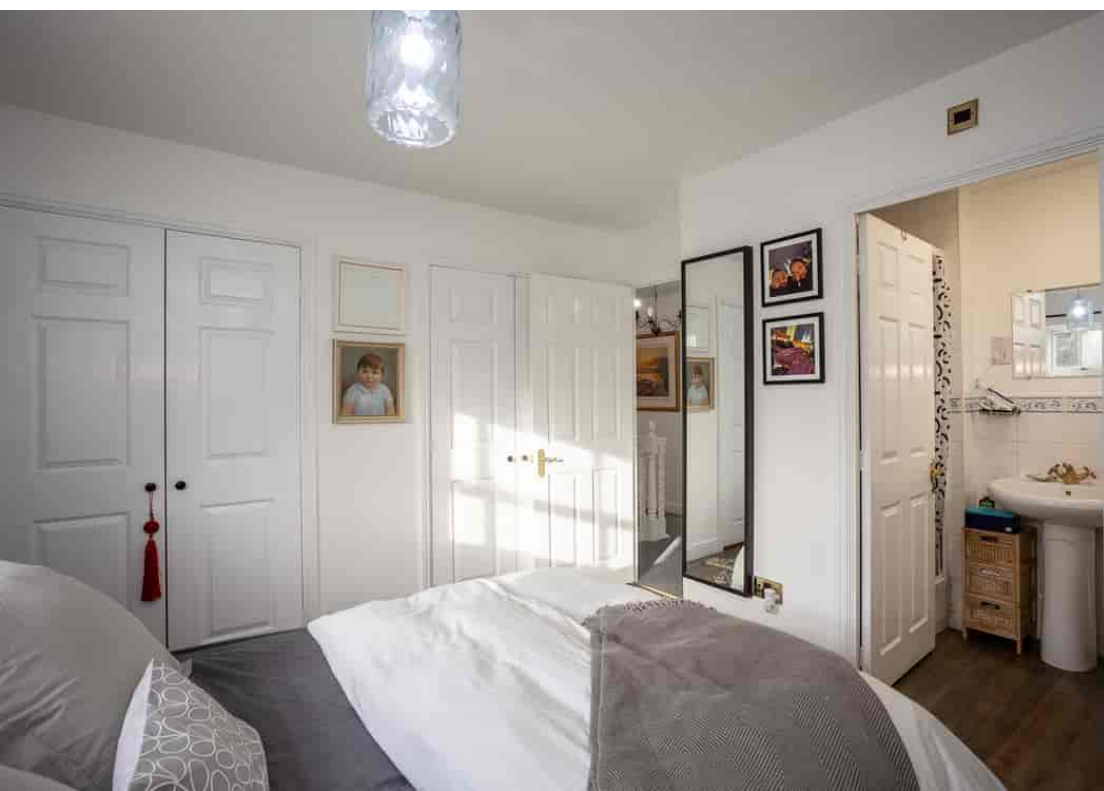
Oadby & Wigston G













## IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

## TENURE

Freehold

## EPC RATING

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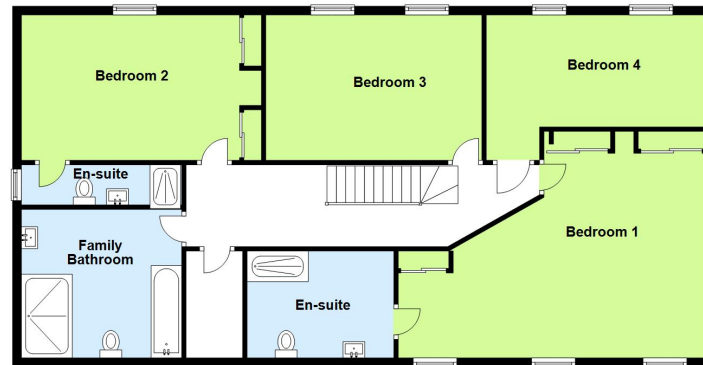
## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

