



101 Stoughton Road, Oadby, Leicester LE24FR

MOORE
& YORK



Property at a glance:

- Five Bedroom Detached Family Home
- Approx. 2800 sq ft accommodation
- Three Reception Rooms & Kitchen/Breakfast Room
- Traditional Features Throughout
- Highly Sought After Location
- Easy Access Well Renowned Schools & Places of Worship
- Private Gardens
- Ample Parking & Double Garage
- Planning Permission Granted For Extended Kitchen & Further Bedroom
- Viewing Essential

£1,250,000 Freehold



Welcome to this stunning five-bedroom detached family home located in the highly sought-after area of Oadby. Perfectly positioned within a peaceful residential neighbourhood, this spacious property offers approximately 2800 sq ft of accommodation with an exceptional blend of comfort, style, and functionality, making it an ideal choice for growing families or those who love to entertain. As you step inside, you are greeted by a bright reception hall with feature stairwell that sets the tone for the rest of the property. The versatile living spaces include a living room, a family room and lounge/dining room. Complementing these spaces is a modern kitchen fitted with high-quality appliances and ample storage, making meal preparation a pleasure. Upstairs, you will find five well-proportioned bedrooms, feature galleried landing, office room, bathroom and separate WC. Whether you need a quiet office space, a playroom, or guest accommodation, the bedrooms offer versatile options. The exterior of the property is just as impressive, featuring a large private tranquil rear garden. Additionally, there is an in and out driveway and a double garage, offering convenience and security for multiple vehicles. This five-bedroom detached house in Oadby represents a rare opportunity to acquire a spacious and beautifully maintained family home in one of the most desirable locations. Contact us today to arrange a viewing and experience first-hand all that

DETAILED ACCOMMODATION

Composite sealed double glazed door leading to;

ENTRANCE PORCH

Hardwood and glazed door with matching side panel leading to;

RECEPTION HALL

14' 0" x 10' 4" (4.27m x 3.15m) Feature wide stairwell with hardwood and wrought iron balustrade leading to first floor accommodation, Victorian style radiator, parquet wooden flooring, understairs cupboard.

CLOAKROOM/WC

7' 11" x 4' 5" (2.41m x 1.35m) Low level WC and Vanity sink unit, radiator, leaded light window, tiled throughout, tiled flooring.

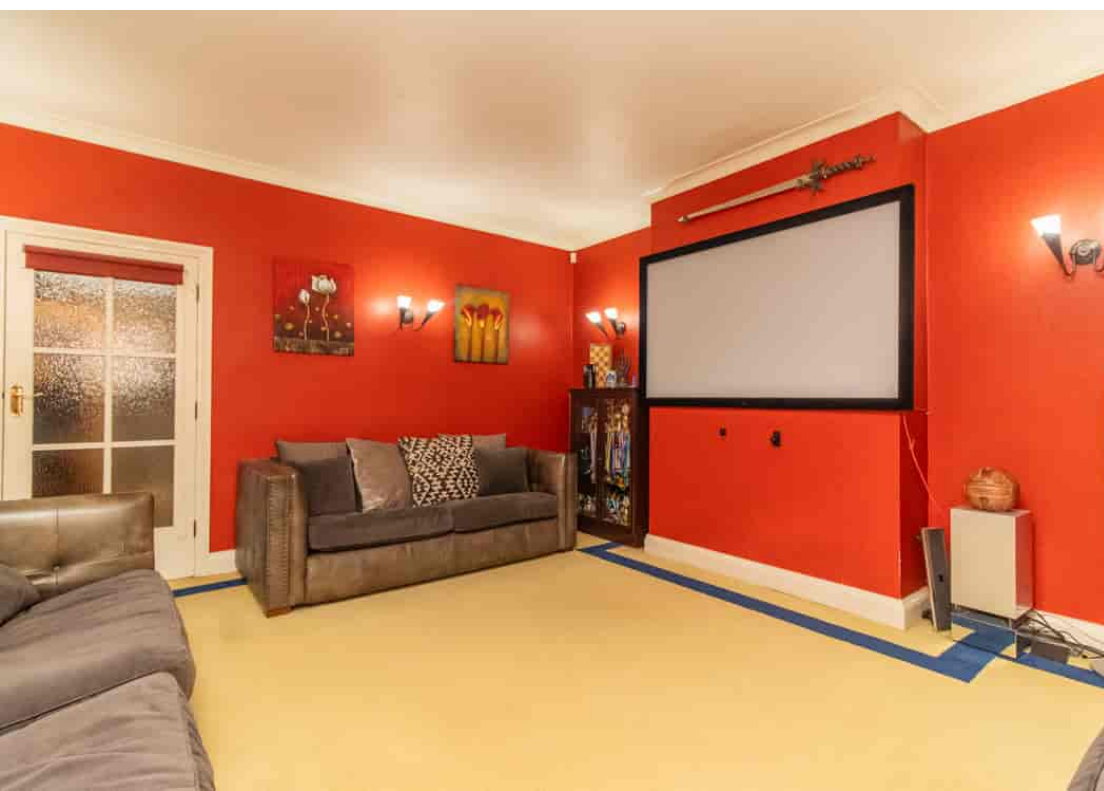


SITTING ROOM

17' 6" x 14' 0" (5.33m x 4.27m) UPVC sealed double glazed leaded light bay window to front aspect, double radiator.

LIVING ROOM

21' 10" x 14' 11" (6.65m x 4.55m) Feature display fire and surround with matching hearth and mantle, double radiators, floor to ceiling sealed double glazed sliding patio doors to gardens, TV point, Parquet wooden flooring, UPVC leaded light sealed double glazed window.





KITCHEN/BREAKFAST ROOM

18' 10" x 11' 11" (5.74m x 3.63m) Fitted in an extensive range of soft close units comprising and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, two built in ovens and five piece gas burner with extractor fan over, triangular tiled splash backs, spotlights, alcove display shelving and cupboard, UPVC sealed double glazed windows and door to rear garden, breakfast bar, radiator, plumbing for dishwasher.

INNER HALLWAY

Private door to garage.

LOUNGE/DINING ROOM

18' 0" x 11' 5" (5.49m x 3.48m) Feature display fire and surround, radiator, floor to ceiling sealed double glazed sliding patio doors to gardens.

SHOWER ROOM

11' 5" x 5' 7" (3.48m x 1.70m) Luxury three piece suite comprising wet room style walk in natural rainwater tiled shower cubicle, Vanity sink unit and low level WC, designer towel rail, tiled throughout, tiled flooring.

FIRST FLOOR GALLERIED LANDING

17' 6" x 10' 4" (5.33m x 3.15m) Feature hardwood and wrought iron balustrade, radiator, access to via pull down ladder to spacious loft with good headroom, power and light offering potential for conversion, UPVC leaded light sealed double glazed window.

BEDROOM 1

16' 1" x 14' 11" (4.90m x 4.55m) Dual aspect UPVC leaded light sealed double glazed window, radiator, Vanity sink unit.

BEDROOM 2

15' 9" x 12' 1" (4.80m x 3.68m) Dual aspect UPVC sealed double glazed windows, fitted wardrobes and dressing table, radiators.

BEDROOM 3

14' 4" x 13' 11" (4.37m x 4.24m) Radiator, UPVC leaded light sealed double glazed windows, spotlights, fitted wardrobes.

BEDROOM 4

11' 11" x 10' 3" (3.63m x 3.12m) Radiator, Vanity sink unit, UPVC leaded light sealed double glazed window.

BEDROOM 5

11' 11" x 9' 5" (3.63m x 2.87m) Radiator, UPVC leaded light sealed double glazed window, spot lights.

OFFICE ROOM

6' 7" x 6' 0" (2.01m x 1.83m) UPVC leaded light window.

FAMILY BATHROOM

9' 4" x 9' 0" (2.84m x 2.74m) Three piece suite comprising Spa paneled bath, tiled shower cubicle and pedestal wash hand basin, airing cupboard, heated towel rail, tiled throughout. UPVC leaded light sealed double glazed window.









CLOAKROOM/WC

Low level WC and Vanity sink unit, radiator, UPVC leaded light sealed double glazed window.

OUTSIDE

The property is set back from the road with an in and out driveway providing ample parking leading to detached double garage (22'8 x 15'8) with electrically operated roller doors, power and light. Established private garden to rear comprising patio seating area, good sized lawns with well stock evergreen borders providing natural screening and privacy.

SERVICES

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

VIEWING

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

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, 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











ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

TENURE

Freehold

EPC RATING

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COUNCIL TAX BAND

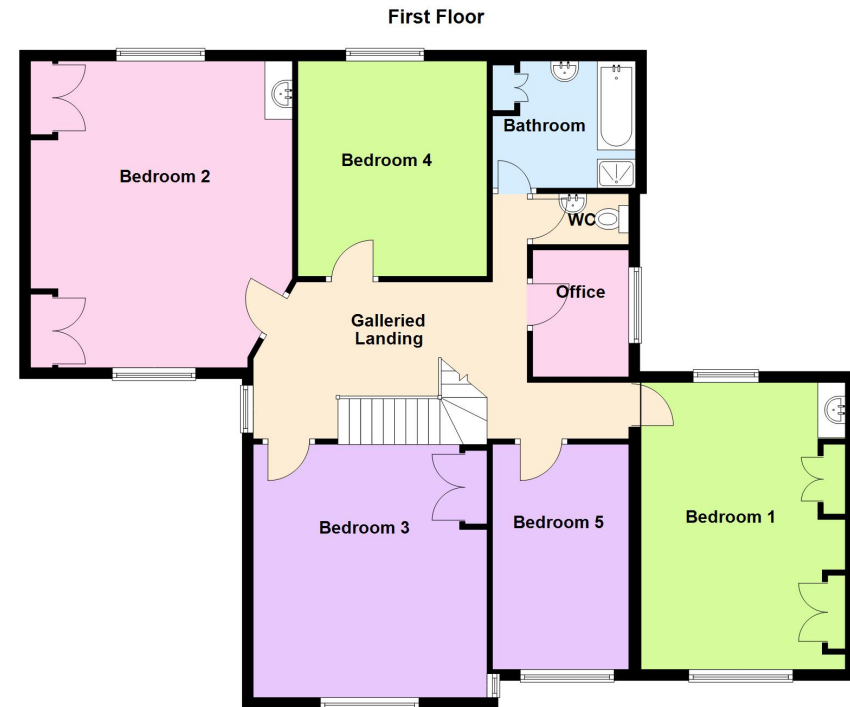
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FLOOR PLANS

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.

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



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

