

JAMES
SELICKS

1 COOPER GARDENS
OADBY, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



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1 Cooper Gardens

Oadby
Leicester
LE2 4TX

A fantastic, four bedroom detached family home, having been beautifully extended to the rear to create a superb living kitchen with a large utility room, study and shower room off. The property which also boasts two high quality bathroom suites

Entrance hall | sitting room | living kitchen | utility room | study | shower room | four bedrooms | en-suite | bathroom | driveway | bike store | landscaped rear gardens | EPC - C

ACCOMMODATION

The property is entered via a uPVC double glazed door leading into an entrance hall with a window to the front elevation, a contemporary floor to ceiling radiator with mirror and alarm pad, housing the stairs to the first floor. The sitting room has a uPVC double glazed leaded bay window to the front elevation, ceiling coving, wood laminate effect flooring and a door leading through to the superb living kitchen with bi-fold doors and a window to the rear leading onto the garden, an excellent range of contemporary style eye and base level units and drawers with quartz preparation surfaces, an undermounted one and a quarter bowl sink with stainless steel mixer tap over, integrated full height Neff fridge-freezer, Neff dishwasher, Neff double oven and microwave, an island unit with floating breakfast bar, Neff seven-ring hob with Neff extractor over, underfloor heating, a vaulted ceiling with two Velux windows and spotlights. The utility room has a uPVC double glazed door to the side and a superb range of eye and base level units, drawers and worktops, stainless steel sink and drainer, tiled splashbacks, space and plumbing for washing machine, spotlights. A study with a uPVC double glazed window to the side has a built-in desk and cupboards and underfloor heating.

The ground floor shower room has a double shower cubicle with rainforest and personal shower heads, a contemporary wash hand basin with cupboard under, low flush WC, heated towel rail, fully tiled walls and floor.

To the first floor, a landing with a uPVC double glazed window to the front houses the built-in airing cupboard and offers loft access. The master bedroom has a uPVC double glazed leaded window to the front, built-in wardrobes and a refitted en-suite with a shower enclosure, low flush WC and a wash hand basin with cupboard beneath, heated towel rail, fully tiled walls and floor and a uPVC double glazed window to the side. Bedrooms two and three each have a uPVC double glazed window to the rear. Bedroom four has a uPVC double glazed window to the front and a built-in storage cupboard. The family shower room has a corner shower cubicle with rainforest and personal shower heads, wash hand basin with cupboards under and to side and low flush WC, heated chrome towel rail, fully tiled walls and a uPVC double glazed window to the side.

OUTSIDE

To the front of the property is a lawned area and a tarmac driveway with block paved edging and mature borders, providing car standing for three vehicles and leading to the bike store housing the Worcester wall munter boiler with pressurised system and having an up and over door, water softener, power and lights. Paved, gated side access leads to the professionally landscaped rear garden with a shaped lawn, mature borders and several patio areas, outside light and fully fenced boundaries.

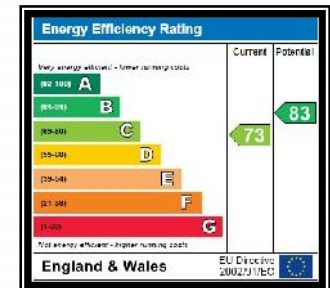
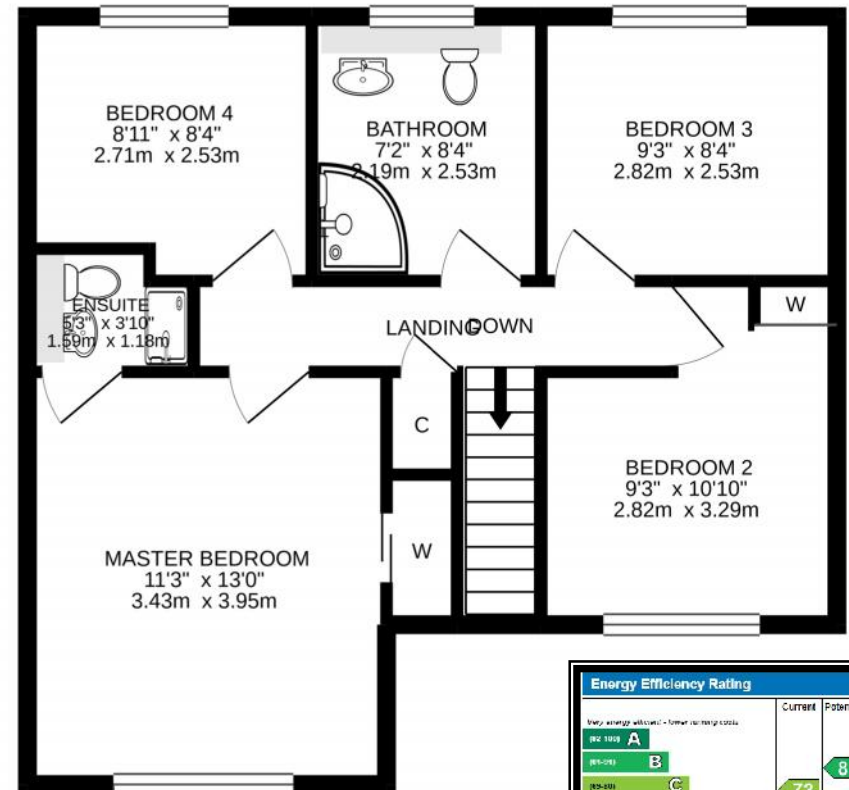
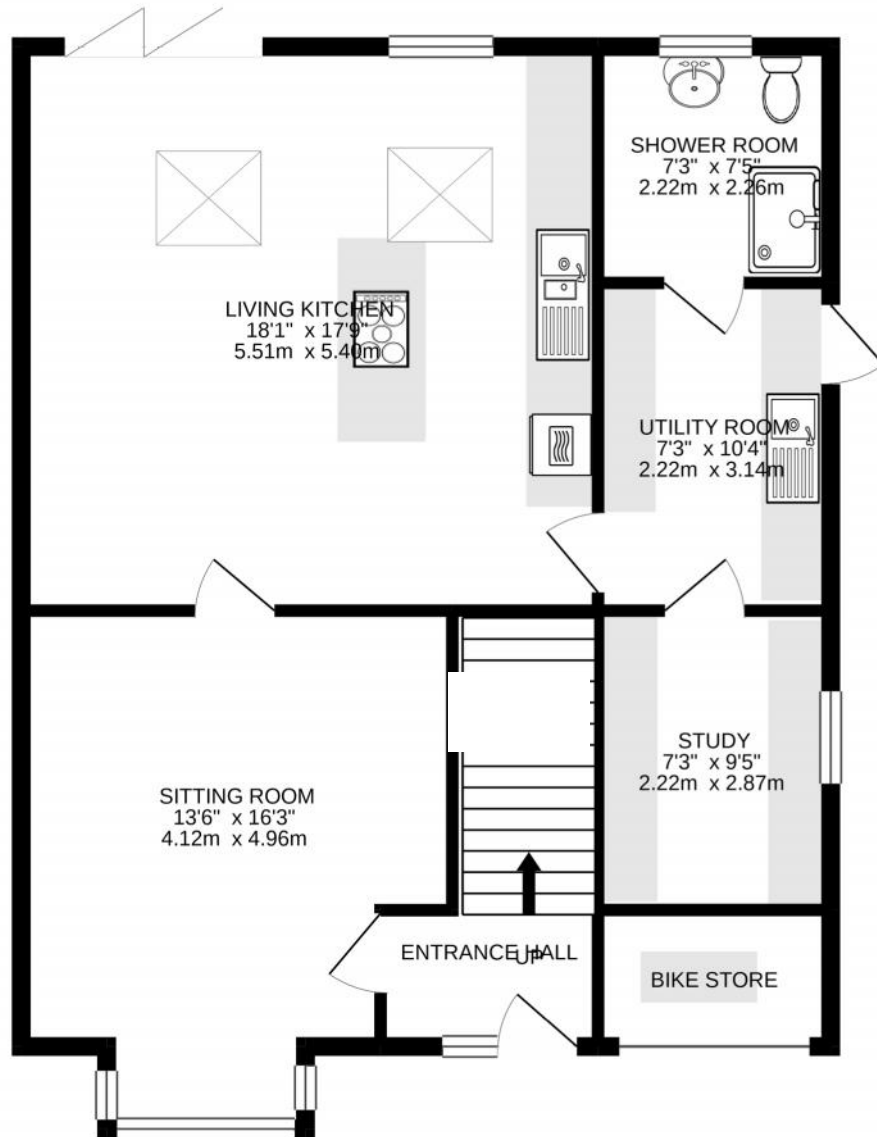
DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, passing through the village of Oadby and at the next roundabout bear left into Florence Wragg Way and eventually left again into Cooper Gardens, where the property can be located on the left hand side.





OX.



1 Cooper Gardens, Oadby, Leicester LE2

Total Approximate Gross Internal Floor Area = 1250 SQ FT / 116 SQ M
Measurements are approximate.
Not to scale.
For illustrative purposes only.



JAMES SELICKS

www.jamesellicks.com

Leicester Office
56 Granby Street LE1 1DH
0116 2854 554
info@jamesellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

London Office
0207 8390888



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Measurements 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.