



JAMES
SELICKS

THE OAK
WESTERN PARK, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



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The Oak

Western Park
Leicester LE3 6HX

A fantastic, Victorian conversion situated in a unique part of the city, offering spacious and contemporary accommodation over two floors. The property is located within the park itself, enjoying pleasant views towards the bandstand and has been recently refurbished to an incredibly high standard, including a superb living kitchen. Internal inspection is highly recommended.

Spacious sitting room | living kitchen | utility room
| three first floor bedrooms | bathroom | lawned front and rear gardens | private parking | gated entrance | no chain involved | EPC - C

LOCATION

Western Park, on Hinckley Road was purchased for the development of a park in 1897 and is the largest park in Leicester offering 178 acres to explore, including children's play areas, bowls greens, tennis courts and a woodland walk incorporating a picnic area and bandstand. The graceful contours of the park are a blend of meadows, mature woods and hedgerows, interspersed with newly established shrub and wooded areas, overall creating a beautiful environment. The main drive features a wide avenue of trees which were laid out for the inaugural opening in 1899.

ACCOMMODATION

The property is entered via a wood and glazed front door leading into a tiled entrance lobby with steps up into a beautiful sitting room having tall ceilings with original exposed steel work, wall lights, understairs storage cupboard, windows to the front and side elevations, overlooking the park towards the Bowls Green. Steps lead up to an inner lobby housing the stairs to the first floor and give access to the living kitchen, with double glazed patio doors to the side elevation leading to the side terrace, an excellent range of contemporary style eye and base level units and soft-closing drawers, ample preparation space, a

one and a quarter bowl stainless steel sink and drainer unit, integrated appliances including a Bosch dishwasher, drinks cooler, Bosch double oven, Sharp four-ring induction hob with tiled splashback and extractor unit above, three pendant lights over an island unit providing breakfast bar space, halogen down spotlights, ceramic tiled flooring and bi-fold double glazed doors to the rear leading onto the patio enjoying views towards the bandstand. A utility/cloakroom provides storage cupboards, a one and a quarter bowl stainless steel sink and drainer unit, plumbing for automatic washing machine, low flush WC, fully tiled walls and floor. To the first floor a landing with a window to the front elevation boasting panoramic views of Western Park leads to the master bedroom which has a wood framed double glazed window to the front and a vaulted ceiling with original exposed timbers. Bedroom two has a wood framed double glazed window to the front elevation and a vaulted ceiling with original exposed timbers. Bedroom three has a wood framed double glazed window to the rear and a vaulted ceiling with original exposed timbers. The bathroom has a Velux window to the rear, a vaulted ceiling with original exposed timbers, contemporary panelled bath, low flush WC, wash hand basin with cupboards beneath and a double shower enclosure with rainforest and personal shower heads, fully tiled walls.

OUTSIDE

To the front of the property is a gated entrance, front lawned gardens and a pathway to the front door. To the side are deep, wide gravelled and sleeper steps leading to a side terrace and the patio door into the kitchen. To the rear of the property is a large patio entertaining area, lawned gardens, raised flowerbeds and private parking for two vehicles, all set within a gated entrance.

DIRECTIONAL NOTE

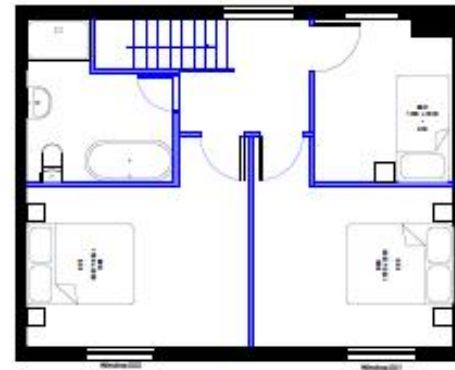
Proceed out of Leicester on the A47 King Richards Road in a Westerly direction, eventually becoming Hinckley Road. Eventually turn into the entrance for Western Park and follow the tree-lined drive where the property can eventually be located on the left hand side, indicated by our "For Sale" sign.



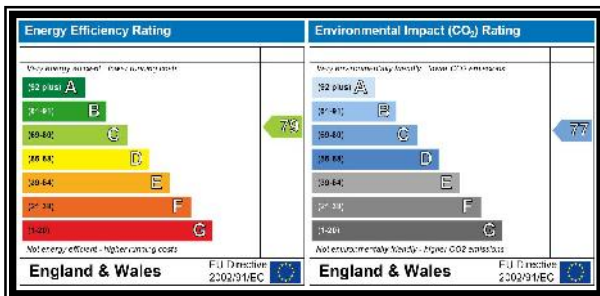




PROPOSED OA Ground Floor
Scale 1:50(A1)



PROPOSED OA First Floor
Scale 1:50(A1)



The Oak, Western Park, Leicester LE3 6HX

Total Approximate Gross Internal Floor Area = 1485 SQ FT / 138 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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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.