

# JAMES SELICKS

## THE BOSWORTH

BOSSU DRIVE  
STOUGHTON PARK  
OFF GARTREE ROAD  
OADBY  
LEICESTERSHIRE  
LE2 2GR

GUIDE PRICE £684,950



A beautifully designed and spacious, three-storey, five-bedroom new build family home finished to a superb standard, offering versatile living areas, ideal for modern family life.

High-quality carpets and flooring throughout • high specification kitchen with integrated appliances • four first floor bedrooms • en-suite • bathroom • second floor master suite comprising bedroom, dressing room & en-suite • double garage • turfed rear garden • 10-year NHBC warranty Buildmark policy • predicted EPC - B

### Location

This sought-after development is situated on the outskirts of Oadby and is surrounded by some of Leicestershire's most picturesque open countryside. The location provides excellent access to both Oadby and the nearby city of Leicester, which offers a mainline rail service to London St Pancras in just over an hour. A wide selection of highly regarded state schooling is available locally, with private education provided by the nearby Leicester Grammar School and Leicester High School for Girls.

### Accommodation

The property is entered via an entrance hall housing the stairs to the first floor, a practical cloakroom and generous storage cupboard. To the front of the house is a snug with a window to the front and a further bay to the side. A spacious room provides a welcoming space for relaxation with doors leading into the dining kitchen.

The stunning open-plan dining kitchen is at the heart of this home, spanning the full width of the property and overlooking the rear garden, this bright and versatile space has wood laminate flooring and spotlighting throughout, a window overlooking and French doors opening directly to the garden, bringing the outside in. The kitchen area boasts a fantastic range of eye and base level units and drawers, ample preparation surfaces and integrated appliances, plus a breakfast bar for informal dining. A utility room is conveniently positioned off the kitchen.

The first floor landing houses a storage cupboard, the stairs to the second floor and gives access to four bedrooms, one with an en-suite and a family bathroom. The second floor is home to a bright and airy master bedroom suite comprising a spacious bedroom with rooflights, a dressing room with extensive built-in wardrobes and loft access, and a superb en-suite bathroom with twin wash hand basins, a bath and separate shower enclosure.

### Outside

The property enjoys excellent kerb appeal, having a lawned frontage with fenced and wrought iron boundaries and a path to the front door. To the side is a driveway providing off street parking and access to a double garage. To the rear of the property is a lawed garden with a patio entertaining area.

**Tenure:** Freehold. **Listed Status:** None. **Conservation Area:** None.

**Local Authority:** Oadby & Wigston Council, **Tax Band:** G

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

**Broadband delivered to the property:** None

**Wayleaves, Rights of Way & Covenants:** Management/Estate Charge: £94 (estimated)

**Flooding issues in the last 5 years:** None our Clients are Aware of.

**Accessibility:** None our Clients are Aware of.

**Planning issues:** None our Clients are Aware of.





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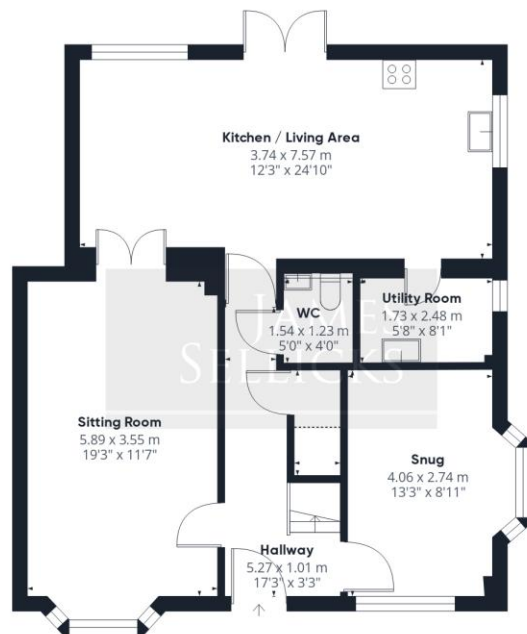
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Floor 1 Building 1



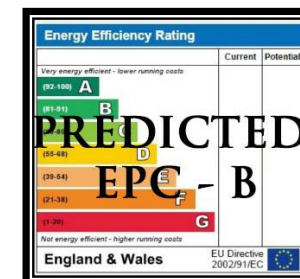
Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2



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

219.1 m<sup>2</sup>

2356 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

8 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.

GIRAFFE360

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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.



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