



Norman Court

OADBY, LEICESTERSHIRE

JAMES
SELICKS

An attractive and substantially improved five-bedroom detached family home occupying a generous plot on the edge of the highly regarded Oadby Grange development. Offering spacious and versatile accommodation throughout, this impressive property benefits from underfloor heating across the ground floor, a superb open-plan kitchen dining room, a converted annex suite, and a beautifully established rear garden. Situated within easy reach of excellent local amenities, highly regarded schooling and transport links, the property presents an ideal opportunity for growing families seeking both space and flexibility.

Attractive five-bedroom detached family home on a generous plot • Sought-after position on the edge of the popular Oadby Grange development • Underfloor heating throughout the entire ground floor with individual room controls • Spacious lounge with bay window, electric fireplace and garden access • Stylish L-shaped kitchen dining room with Falcon range cooker and integrated Bosch appliances • Separate study/prayer room offering flexible home working space • Principal bedroom with fitted wardrobes, dressing area and en-suite shower room • Four further well-proportioned bedrooms • Converted garage providing a versatile annex suite with en-suite facilities • Block paved driveway providing off-road parking for up to five vehicles and an established private rear garden • 22 solar panels with feed in tariff

Accommodation

The property is entered via a welcoming entrance hall featuring elegant marble flooring, underfloor heating and cleverly designed under-stairs storage. The spacious lounge enjoys a bay window to the front elevation, a continuation of the marble flooring, an attractive electric fireplace and sliding doors opening directly onto the rear garden. A further reception room, currently utilised as a prayer room, provides excellent flexibility and would make an ideal study or home office.

The heart of the home is the impressive L-shaped kitchen dining room, fitted with a range of contemporary grey wall and base units complemented by black stonework surfaces. Integrated appliances include a Bosch dishwasher and Bosch fridge, while a Falcon range cooker with gas hob provides a focal point. The dining area enjoys views over the garden and benefits from patio doors opening onto the rear terrace. Adjacent is a practical utility room fitted with matching cabinetry, plumbing for a washing machine and a side access door.

To the first floor, a spacious landing with contemporary glass balustrades gives access to five bedrooms and the family bathroom. The principal bedroom is fitted with a range of wardrobes and a dressing table and is served by a fully tiled en-suite shower room. Bedrooms two, three and four are all comfortable double rooms, with bedroom three currently utilised as a large office. Bedroom five offers versatility as either a single bedroom, nursery or additional workspace.

Outside

To the front of the property, a block paved driveway provides ample off-road parking for approximately four to five vehicles. Part of the former double garage has been retained as a useful storage area, while the remainder has been converted to create a versatile annex-style room, currently used as a combined office and bedroom, complete with its own fully tiled en-suite shower room. The property also comes with the added benefit of 22 solar panels with 8.1 kWh battery, and a feed in tariff with EDF Energy (details on request).





The rear garden is a particular feature of the property, offering a generous and private outdoor space. A paved terrace extends directly from the rear of the house, leading onto a well-maintained lawn bordered by mature trees and shrubs that provide a high degree of privacy. A further patio seating area positioned in the far corner of the garden creates an ideal space for outdoor entertaining and relaxation.

Location

Oadby is located approximately five miles south of Leicester city centre, providing convenient access to the professional quarters and offers a wide range of local amenities including shopping facilities along The Parade, major superstores plus a variety of sporting and social facilities nearby. The property is located within the catchment area for the nearby Manor High and Beauchamp Colleges.

Tenure: Freehold

Local Authority: Oadby & Wigston Borough Council **Tax Band:** F

Listed Status: Not Listed

Conservation Area: No

Services: The property is offered to the market with all mains services, gas-fired central heating and solar panels with a feed in tariff.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling, no modifications for accessibility. Ground floor bedroom & ensuite

Planning issues: None which our clients are aware of

Satnav Information: The property's postcode is LE2 4UD, and house number 19.







Floor 1



Floor 2



Approximate total area⁽¹⁾

204 m²

2195 ft²

Reduced headroom

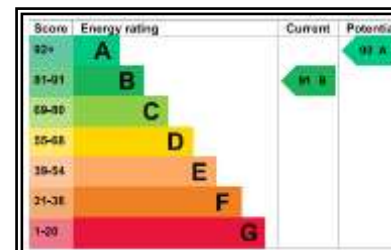
1 m²

11 ft²

(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.

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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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