

**The Broadway**  
**Oadby, Leicester, LE2 2HG**

Offers Over: £975,000



Oliver Rayns  
ESTATE AGENTS



- Detached Family Home
- Four Good Sized Bedrooms
- Two Four Piece Bathrooms
- Prestigious Sought After Location Of Oadby
- Large Double Garage
- Landscaped Rear Gardens
- Cedar Wood Summerhouse
- Spacious Kitchen And Morning Room
- Driveway For Multiple Vehicles
- Beautifully Maintained Throughout

A beautifully maintained four-bedroom, two bathroom detached home on The Broadway, extending to over 2,600 sq. ft, with landscaped gardens, driveway parking, a double garage, and further scope to extend.

Offered to the market for the first time in decades, this substantial detached home occupies a prized position on The Broadway, one of Leicester's most prestigious and tree-lined roads. Set well back from the road behind a sweeping driveway, framed by manicured lawns and mature hedging, the house stands with distinction. Extending to over 2,600 sq ft across two floors, it offers generous proportions, exceptional gardens and rare potential to remodel and extend, creating an exceptional family home in one of the city's most desirable settings.

The sense of space is felt immediately on entering. A wide, light-filled hallway forms the grand axis of the ground floor, giving direct access to the principal rooms. From the living room, double doors open to the formal dining room; opposite, the generous living room with dual-aspect windows draws in natural light and frames leafy views. Straight ahead, the exceptionally large kitchen and morning/breakfast room forms the central hub of the ground floor, providing extensive space well suited to a variety of layouts. A utility room and cloakroom are conveniently positioned nearby, while internal access leads to the rare double garage with electric door — a highly flexible area that could remain as secure parking and storage or be converted into additional living, subject to the necessary consents.

Upstairs, four good bedrooms are arranged around a wide landing, each filled with natural light and leafy outlooks. The principal bedroom includes a luxury en-suite bathroom, fitted with both a separate shower and bathtub. The remaining bedrooms are served by a generous family bathroom, also appointed with a separate shower and bathtub, along with an additional separate WC. Above, a very large loft, insulated and fully boarded, presents excellent storage and remarkable scope for conversion, echoing the home's overall potential for growth.

It is, however, the setting that truly elevates this property. To the rear lies a beautifully landscaped garden, carefully nurtured over many years and wonderfully private. Sweeping lawns are bordered by established planting and specimen trees, while a quality cedar wood summerhouse provides the perfect retreat, nestled under the shade of a magnificent willow. The plot itself offers ample scope to extend to the side and rear, with the home's generous set-back from the road and expansive garden providing exceptional flexibility for future development.

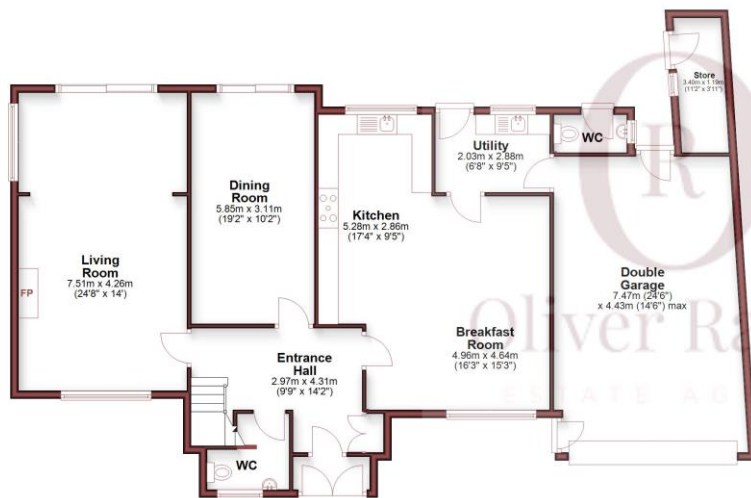
The frontage is equally impressive, with a sweeping driveway capable of accommodating multiple vehicles, leading to the double garage and framed by mature landscaping.

The Broadway itself is a tree-lined address of distinction, perfectly placed within easy reach of Allandale Road's boutique shops, the amenities of Oadby Parade, and Leicester city centre. For those seeking a substantial home in a truly special location, with both immediate comfort and outstanding potential to extend, this represents a rare and exciting opportunity

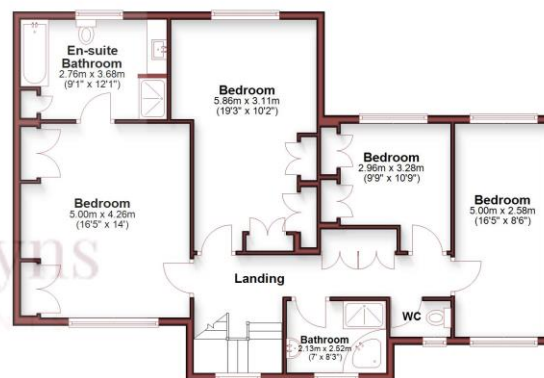




Ground Floor

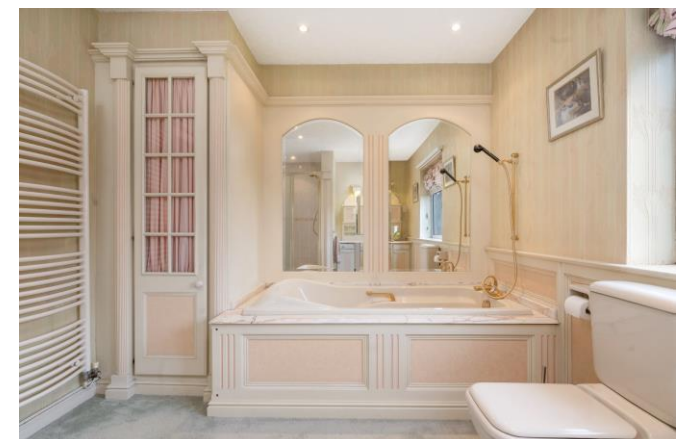


First Floor



Total area: approx. 248.5 sq. metres (2674.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.  
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	70 C
39-54	E		
21-38	F		
1-20	G		

## Oliver Rayns

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