

The Fairway

Oadby, Leicester

Offers Over: £925,000



Oliver Rayns
ESTATE AGENTS




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FOR SALE
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- Highly Sought-After Position On The Fairway
- Gated Entrance With Stone Pillars And Block-Paved Driveway
- Substantial Detached Home Extending Over 2,000 Sq Ft
- Generous Reception Rooms
- Fully Refitted Kitchen/Breakfast Room With Granite Worktops

- Double Garage
- Four Bedrooms With Principal En-Suite And Family Bathroom
- Exceptionally Private Rear Garden With Mature Hedging
- No Onward Chain
- Potential To Extend STPP

A substantial four bedroom detached home on one of the area's most desirable roads. Over 2,000 sq ft, double garage, private garden, and no onward chain.

The Fairway is one of those roads that rarely needs introduction. Set well back from the street behind gated stone pillars, this home makes an immediate impression: a wide block-paved driveway leads to the front door, with a double garage to the right and mature planting framing both sides of the plot.

The living room is a genuinely generous space at over 20ft in length, with solid oak flooring, a feature stone fireplace and original-style glazed internal doors that allow natural light to flow between rooms. It's the kind of room that works equally well for a quiet evening in or for entertaining on a larger scale.

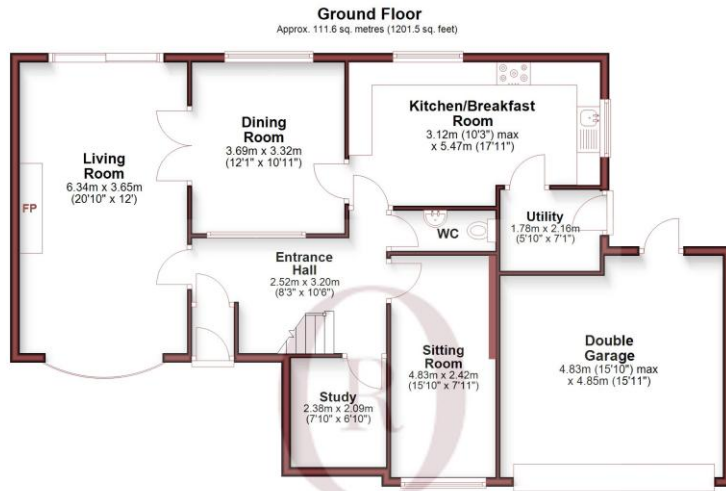
To the rear of the hall, a separate dining room enjoys a lovely outlook over the garden through a wide bay window. The glazed internal partition connecting these two reception rooms is a characterful period detail that adds warmth and a sense of occasion to both spaces.

The kitchen/breakfast room has been comprehensively refitted and is the practical heart of the home. Gloss-white handleless units run in a wide U-shape with dark granite worktops, under-cabinet lighting, and a hummingbird feature wall that gives the room its own personality. There's a good-sized dining table within the room and a separate utility room and WC directly off the kitchen. A further sitting room and study complete the ground floor, offering the flexibility that families increasingly look for — a proper home office, a playroom, or a quiet snug.

Upstairs, four bedrooms are arranged off a central landing. The principal bedroom is a well-proportioned room with fitted wardrobes and an en-suite. Bedroom two is similarly sized with extensive fitted storage. Two further bedrooms, one currently set up as a twin room with original pine floorboards and wood-louvred wardrobes, round off the first floor. The family bathroom is fully tiled and includes both a bath and separate shower enclosure. The rear garden is a real highlight; a generous, level lawn enclosed by tall established hedging on both sides, offering a rare degree of privacy for a road of this nature. A patio area sits directly off the house, with plenty of room beyond for children, entertaining, or simply enjoying the seclusion. Planning permission was previously obtained for a rear extension, giving buyers a ready-made opportunity to significantly increase the ground-floor footprint should they wish to.







Total area: approx. 192.2 sq. metres (2068.7 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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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