

JAMES  
SELICKS

113 STATION LANE

SCRAPTOFT, LEICESTERSHIRE



## 113 Station Lane, Scraftoft, Leicestershire LE7 9UG

A superb, five bedroom detached family home boasting a beautiful, separate two bedroom annexe, positioned on a generous plot with field views to the rear. The property has been remodelled and extended by the current owners and is presented in excellent condition throughout. Internal inspection is highly recommended to appreciate the size and quality of this property.

Porch • entrance hall • ground floor bedroom three • en-suite • office/study • sitting room • dining kitchen • three further bedrooms • bathroom • open plan annexe : living & kitchen area, bedroom & wet room • driveway • double garage • lawned rear gardens • stunning countryside views • NO UPWARD CHAIN • EPC - C

### Location

Scraftoft is located approximately four miles east of Leicester city centre, providing excellent access to the professional quarters and mainline railway station. Local day-to-day shopping can be found within the village itself and along the Uppingham Road with a superstore at nearby Hamilton. Excellent local schooling is within walking distance and the property is within the catchment for the renowned Gartree and Beauchamp Colleges at nearby Oadby.

### Accommodation

The property is entered via a uPVC front door with windows either side into an entrance porch with spotlights, exposed brickwork and Amtico flooring; solid oak French doors with stained and leaded windows to the sides lead into the reception hall, housing the alarm panel and oak staircase to the first floor with understairs storage cupboard beneath. A study with ceiling coving and Amtico flooring has French doors to the rear, leading onto the patio area. Ground floor bedroom three (easily divided into two rooms if desired) has two windows the front, ceiling coving and part Amtico/part carpeted flooring. The shower room provides a double shower cubicle, low flush WC and wash and basin, chrome heated towel rail, fully tiled walls, tiled flooring and has a window to the side. Oak French doors lead into the sitting room which has a bay window to the front and a further window to the side, ceiling coving, a feature oak fireplace with tiled hearth and space for a log burner, French doors and windows overlooking the rear garden. The living kitchen has a window to the rear enjoying views, a further roof Lantern and boasts an excellent range of Shaker style eye and base level units, ample granite worktops, an undermounted Belfast sink with granite drainer, an integrated Neff dishwasher, space for a Rangemaster style cooker, tiled splashback and integrated extractor unit, inset ceiling spotlights, tiled flooring, doors to the record room, annexe and a side passage with an external door to the garden.

To the first floor is a landing with a Velux window to the side. The master bedroom has a window to the front, a range of built-in wardrobes and dressing table and an en-suite with a Velux window to the side, a low flush WC, tiled bath, shower cubicle, wash hand basin, tiled walls and flooring. Bedroom two has a window to the rear enjoying views. A games/hobbies room with built-in wardrobes has two Velux windows to the rear and houses the walk-in airing cupboard and a further boiler cupboard. Bedroom four has a window to the front, a built-in wardrobe, ceiling coving and an en-suite shower room with a window to the side, a shower cubicle, wash hand basin and low flush WC, ceiling spotlights, heated chrome towel rail, part tiled walls and tiled flooring. A further shower room provides a shower cubicle, wash hand basin and a low flush WC, heated chrome towel rail, part tiled walls and tiled flooring.







### Annexe

The annexe is entered via a door to the side leading into an entrance porch with tiled flooring, with an open archway leading into the stunning open plan living kitchen and sitting room enjoying vaulted ceilings, exposed brickwork and oak flooring. The kitchen area has a window to the side overlooking the patio and boasts a good range of Shaker style base level units and drawers, ample oak preparation surfaces, an inset stainless steel sink, tiled splashbacks, a larder cupboard, integrated appliances include a Neff oven, an induction hob and a dishwasher, space and plumbing for an automatic washing machine. The sitting room area has windows to the side and rear elevations. The master bedroom has French doors to the rear and an en-suite wet room with a window to the side, a double doorless shower enclosure with rainforest and personal shower heads, a pedestal wash hand basin and an enclosed WC, inset ceiling spotlights, a chrome heated towel rail, fully tiled walls and tiled flooring. Bedroom two has window to the side and an en-suite with a double shower cubicle, an enclosed WC and a wash hand basin with cupboard beneath, a chrome heated towel rail, a boiler cupboard housing the Worcester wall mounted boiler, a hi-line window to the side, part tiled walls and tiled flooring.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** E

**Satnav Information**

113, LE7 9UG









Leicester Office  
 56 Granby Street  
 Leicester  
 LE1 1DH  
 0116 2854554  
 info@jamesselicks.com

Market Harborough Office  
 01858 410008

Oakham Office  
 01572 724437

jamesselicks.com



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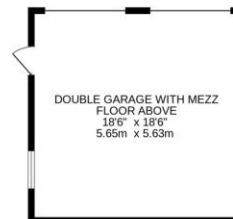
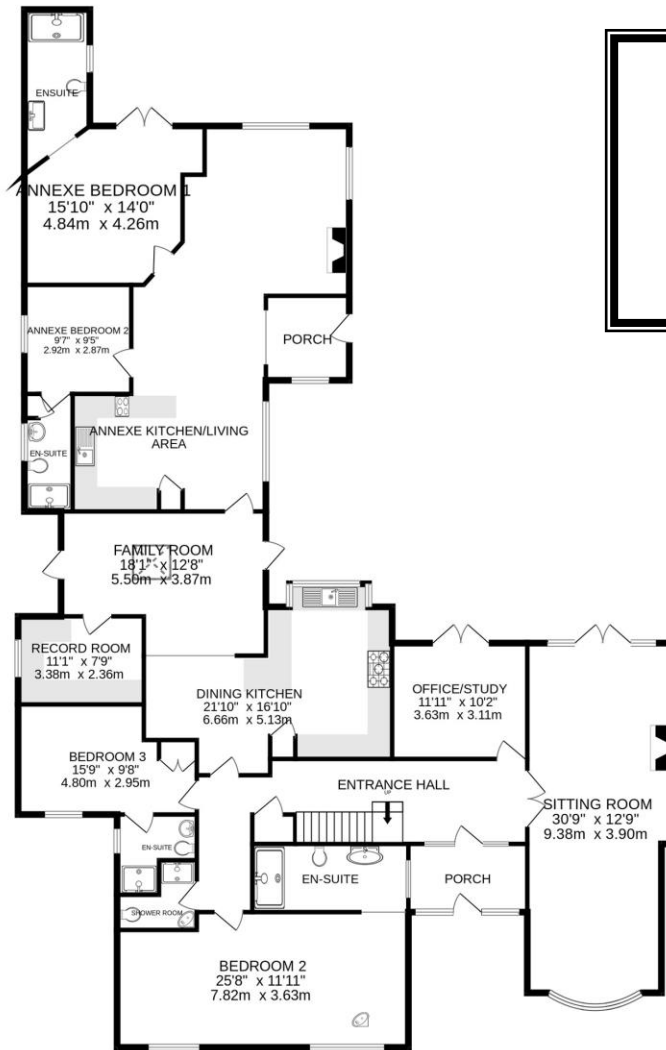
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**Measures and Other Information**

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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**Total Approximate Gross Internal Floor Area**  
 House & Annexe = 3805 SQ FT / 353 SQ M  
 Garage = 339 SQ FT / 31SQ M

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

