



20 BEEBY ROAD

SCRAPTOFT, LEICESTER LE7 9SG

GUIDE PRICE: £495,000

JAMES  
SELICKS

A handsome, detached period home, cleverly re-configured to provide beautifully styled accommodation comprising three/four bedrooms, two bathrooms and a stunning open plan living kitchen.

Entrance hall • cloakroom • WC • front lounge • open plan kitchen/sitting/dining/garden room • utility room • first floor master bedroom • en-suite • two further bedrooms • shower bathroom • second floor open office area • attic room • driveway • low maintenance west-facing rear garden • internal oak doors throughout • solar panels • EPC - C

#### Location

Scraptoft is surrounded by some of Leicestershire's most attractive rolling countryside whilst being located just four miles east of the city centre, providing excellent access to the professional quarters and mainline railway station. Day-to-day shopping can be found within the village itself, along the Uppingham Road and at the Tesco superstore at nearby Hamilton. Excellent local schooling is available in the area including the popular Ferndale primary.

#### Accommodation

The property is entered via a wooden front door into a spacious, elegant entrance hall with black and white tiled mosaic flooring and feature wood wall panelling, housing the stairs to the first floor with an understairs storage cupboard and a small cloakroom. A useful ground floor WC provides a two piece suite. The front lounge has a window to the front elevation, a feature wooden fireplace surround with tiled back and space for a log burner, a built-in media unit to one wall providing display and storage space, ceiling coving and varnished floorboards.

The property boasts a stunning open plan kitchen/sitting/dining/garden room. The sitting/dining room area has ceiling coving and wood laminate flooring throughout, a feature wooden fireplace surround with tiled back and inset log burner and glass block feature above, space for a dining table, a built-in cupboard housing the boiler and French doors leading onto the decked entertaining area. The contemporary kitchen was installed by Messrs Howdens approximately 6 years ago and has an excellent range of grey urban gloss fronted units, ample granite preparation surfaces, tiled splashbacks, an undermounted stainless steel sink with a mixer tap above and a window looking into garden room, integrated appliances include a Beko stainless steel double oven, fridge, freezer and a Lamona dishwasher. A contrasting dark grey urban gloss island unit with granite top provides further storage and breakfast bar space with USB points, as well as housing the four-ring induction hob with a ceiling mounted extractor unit above, there are inset ceiling spotlights and marble tiled flooring throughout, an exposed brick wall and sliding doors leading into the garden room, a fantastic space with inset ceiling spotlights and Parquet style flooring, enjoying an abundance of natural light by virtue of two Velux windows, a further window to the side and bi-folding doors extending the whole width, leading onto the decked entertaining area overlooking the garden. A utility room provides a range of units, a wooden worktop with tiled splashbacks and a stainless steel sink with drainer, mixer tap and window above, further built-in storage, space and plumbing for an automatic washing machine, tumble dryer and fridge-freezer, inset ceiling spotlights, tiled flooring and a door to the front elevation.

To the first floor is a large landing giving access to the superb master bedroom, having a window to the front elevation, wooden wall panelling, an extensive range of built-in wardrobes and a luxury en-suite with an opaque glazed window to the rear, a four piece suite comprising a tiled double glazed shower enclosure, a freestanding bath on claw feet with telephone style shower attachment, pedestal wash hand basin and an enclosed WC, chrome heated towel rail, inset ceiling spotlights, part tiled walls and tiled floor.





A second shower room has a three piece suite comprising a double glazed shower enclosure with rainforest shower head, a pedestal wash hand basin and an enclosed WC, chrome heated towel rail, inset ceiling spotlights, fully tiled walls and an opaque glazed window to the rear. Bedroom two is a double room with a bay window to the front, built-in double wardrobes and laminate flooring. Bedroom three is also a double and has a window to the rear, laminate flooring and built-in wardrobes. A further hallway with a window to the front houses the staircase to the second floor, with an open attic study area with a restricted ceiling height, exposed beams, a Velux window to the front and plenty of eaves storage. There is a further attic room (occasional bedroom, no building regulations) with two Velux windows and an abundance of eaves storage space.

#### Outside

To the front is a herringbone paved driveway with hedged side boundaries, providing ample car standing. The rear garden is west-facing and is very low maintenance. An enclosed, decked entertaining area adjacent the house enjoys views over the garden and has steps leading down to an astroturf lawned area with floral, tree and shrub borders. A paved pathway leads to further decked and astroturfed areas with covered pergolas and a summerhouse.

**Tenure:** Freehold

**Local Authority:** Harborough District Council, **Tax Band:** E

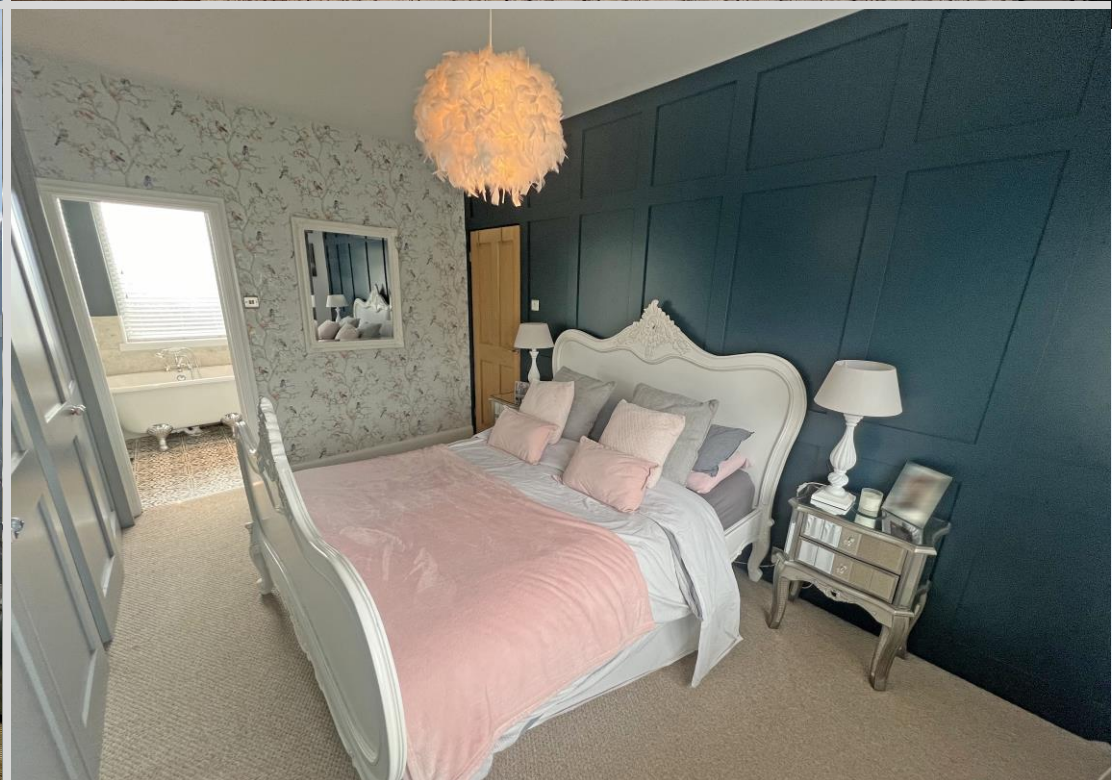
**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, 30mbps

**Planning issues:** Building regulation approval was not gained for the attic conversion.

**Other Information:** The solar thermal panels are believed to generate a feed-in tariff of approximately £1,000 per annum (details available upon request).





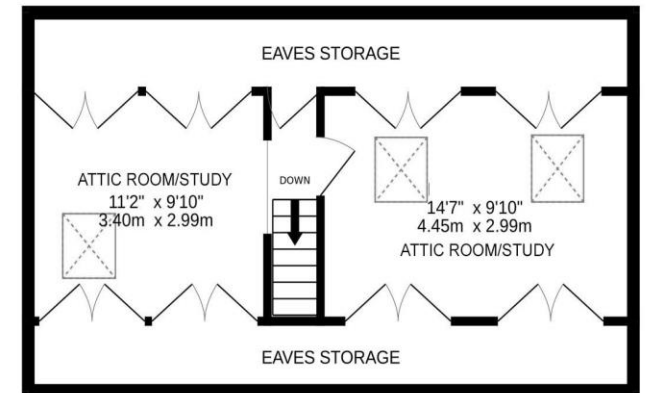
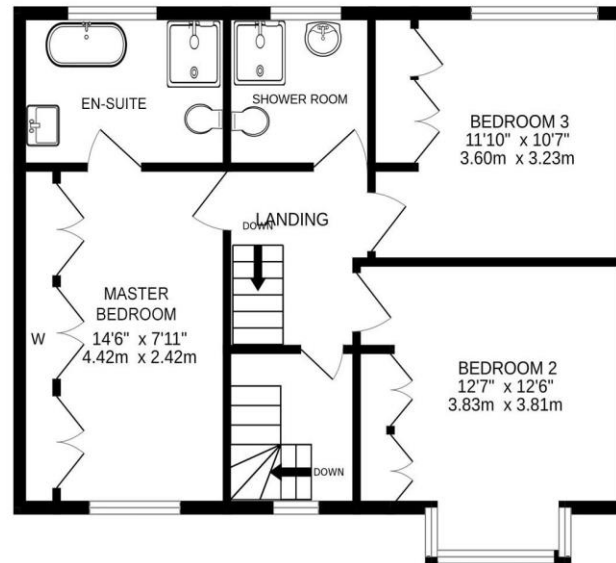
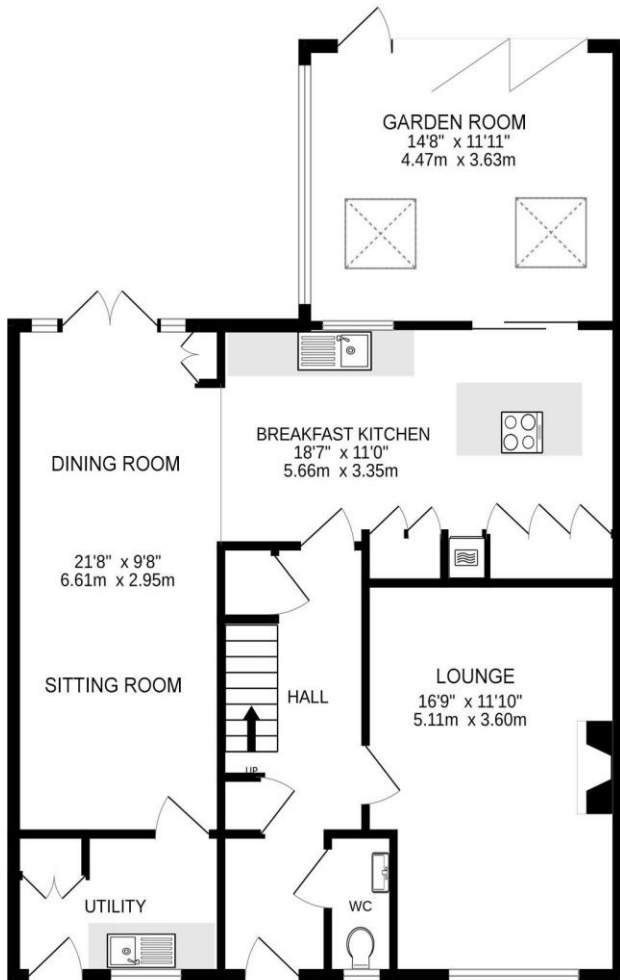
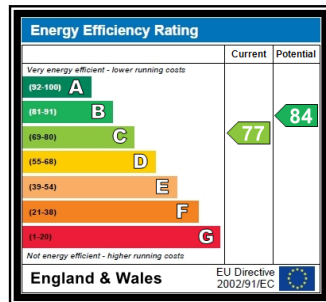




20 Beeby Road Scraptoft, Leicester, LE7 9SG

Total Approximate Gross Internal Floor Area = 2015 SQ FT / 187 SQ M

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

