



4 BEEBY ROAD

SCRAPTOFT, LEICESTERSHIRE LE7 9SG

GUIDE PRICE: £475,000

JAMES
SELICKS



Located on a magnificent plot of approximately 0.2 acres an individually designed, and largely extended, detached home thought suitable for further extension and redevelopment (subject to the necessary planning consents) offered for sale with no upward chain.

Entrance hall • sitting room • dining room • utility room • study • breakfast kitchen • three bedrooms • bathroom • attic room • large driveway • two single garages • three brick outbuildings • stunning rear gardens • EPC - D

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 school filtering into Gartree and Beauchamp colleges at nearby Oadby village.

Accommodation

A large entrance hall houses the stairs to the first floor. The sitting room has a feature stone fireplace with slate hearth and space for a log burner. Double doors lead into the dining room, with a window to the rear overlooking the garden. The spacious breakfast kitchen has a range of base level units with roll edge laminate work surfaces, a stainless steel sink with mixer tap over, integrated Neff double oven, four-ring halogen hob and a useful understairs storage cupboard. A utility room with a window to the rear has a base level unit and stainless steel sink and mixer tap provides ample white appliance space. Double doors lead into a study with a window to the front.

The first floor landing houses a walk-in storage cupboard. The master bedroom has a window to the front and built-in wardrobes with part mirrored fronts. Bedroom two has a wash hand basin with cupboards beneath and a window to the rear. Bedroom three has a window to the front and steps leading up to a useful attic space. The bathroom provides a low flush WC, pedestal wash handbasin and a corner bath with shower over, a chrome heated towel rail, part tiled walls and an opaque glazed window to the rear.

Outside

There is a tree'd aspect view to the front of the property and a large gravelled driveway behind a low level brick wall with planted borders provided off street car standing and access to two single garages either side of the property with two brick houses and a WC located to the rear. The pretty rear gardens a principal feature of the property, beautifully maintained and mainly laid to lawn with an array of trees, shrubs and plants, a random flagged pathway, timber summer house and greenhouse and well stocked borders.

Tenure: Freehold.

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

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

Conservation Area: No. **Planning issues:** None known.

Broadband delivered to the property: Cable.

Accessibility : There are steps up to the front and back doors. A stairlift is currently fitted.

Wayleaves, Rights of Way & Covenants: None known.

Flooding issues in the last 5 years : No.





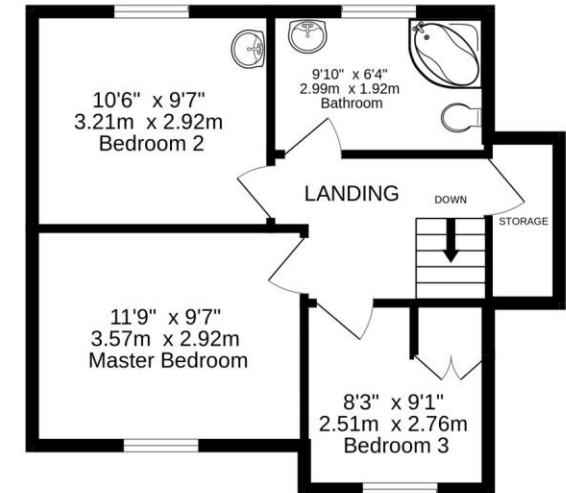
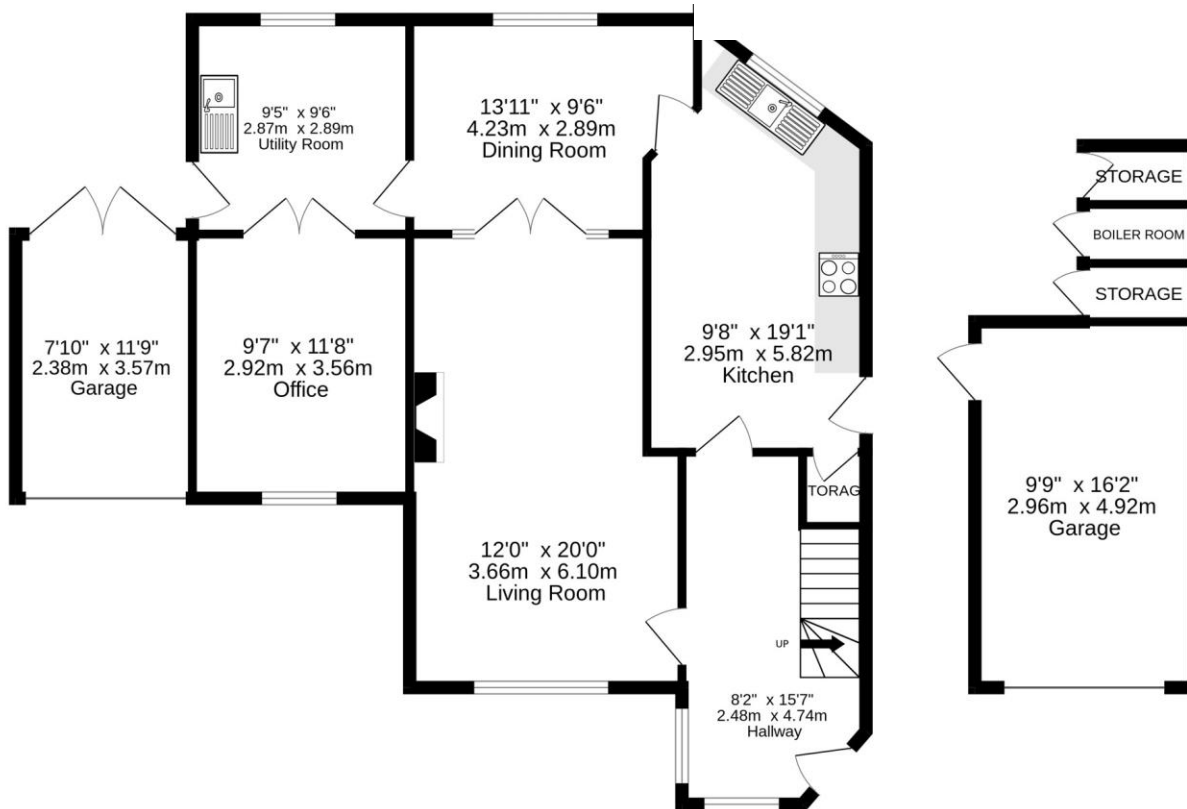
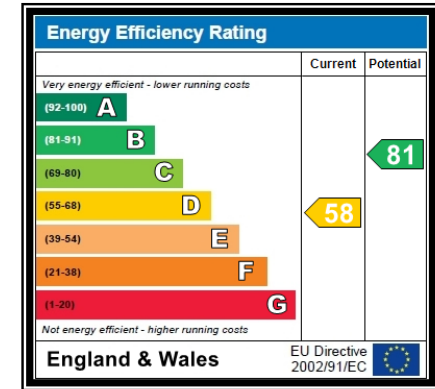




4 Beeby Road, Scraptoft, Leicestershire LE7 9SG

Total Approximate Gross Internal Floor Area = 1518 SQ FT / 141 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.

