

JAMES SELICKS

5 SCRAPTOFT MEWS

SCRAPTOFT, LEICESTER LE7 9TJ

GUIDE PRICE: £325,000



Built in 2005, a charming three-storey semi-detached family home located on this select development nestled in the heart of Scraftoft. The property is beautifully presented by the current owners and boasts a fantastic open plan dining kitchen, four bedrooms and two bathrooms, with off street parking and a lawned rear garden.

Canopy porch • entrance hall • cloakroom • sitting room • open plan dining kitchen • three first floor bedrooms • bathroom • second floor master bedroom • en-suite • off street parking • lawned rear garden • uPVC double glazing • 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 found within the village, along nearby Uppingham Road and Tesco superstore at nearby Hamilton. Excellent local schooling is within walking distance.

Accommodation

A canopy porch and smart front door into an entrance hall housing a cloakroom with a two piece suite, the staircase to the first floor with a useful storage cupboard beneath, dark oak engineered wood flooring and a radiator in a feature cover. The sitting room has a window to the front, feature wood wall panelling and a continuation of dark oak engineered wood flooring. The open plan dining kitchen has a spacious dining area with dark oak engineered wood flooring, a Mitsubishi air conditioning unit (also heat and dehumidifying) and double doors leading onto the patio entertaining area. The kitchen area has an excellent range of wood fronted eye and base level units and drawers, ample preparation surfaces including peninsula breakfast bar space, metro tiled splashbacks, a stainless steel one and a half bowl sink and drainer unit with mixer tap and window above, integrated appliances include a stainless steel Bosch oven with four-ring gas hob and stainless steel extractor unit above, fridge, freezer and Beko dishwasher, mosaic tiled flooring and inset ceiling spotlights.

The first floor landing houses an airing cupboard. Bedroom two is a double with a window to the front. Bedroom three is also a double, with a window to the rear and inset ceiling spotlights. Bedroom four is a single, having wood laminate effect flooring and a window to the rear. The bathroom has a contemporary three piece suite with a tiled bath with a glazed shower door, rainforest and personal showerheads, recessed shelving into the tiled surround, enclosed WC and wash hand basin with drawers beneath, mixer tap and opaque glazed window over, chrome heated towel rail, inset ceiling spotlights and tiled flooring.

The second floor is home to the stunning master bedroom, a spacious, light and airy space with dual aspect dormer windows to the front and rear elevations; feature wood panelling provides a stylish backdrop for a bed with a Mitsubishi air conditioning unit (also heat and dehumidifying) and two sets of built-in wardrobes, inset ceiling spotlights, an eaves storage area and an en-suite with a corner shower enclosure with rainforest and personal showerheads, an enclosed WC and wash hand basin with drawers beneath, mixer tap and recessed tiled shelf above, a chrome heated towel rail, inset ceiling spotlights, tiled flooring and a Velux window.





Outside

To the front of the property is off street parking for two, potentially three cars plus a Visitor's space shared between the neighbouring dwellings. Gated access leads to a smart rear garden with a newly laid patio entertaining area and a lawn with gravelled borders, hardstanding space for a hot tub (available by separate negotiation) with gazebo lighting and fenced boundaries.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: B

Conservation Area: Scraptoft Conservation Area

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

Broadband delivered to the property: fibre

Wayleaves, Rights of Way & Covenants: None known

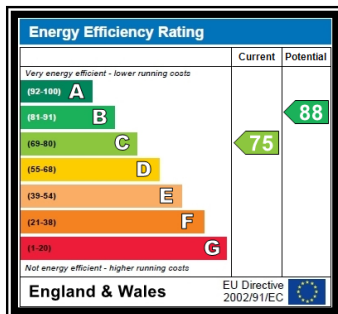
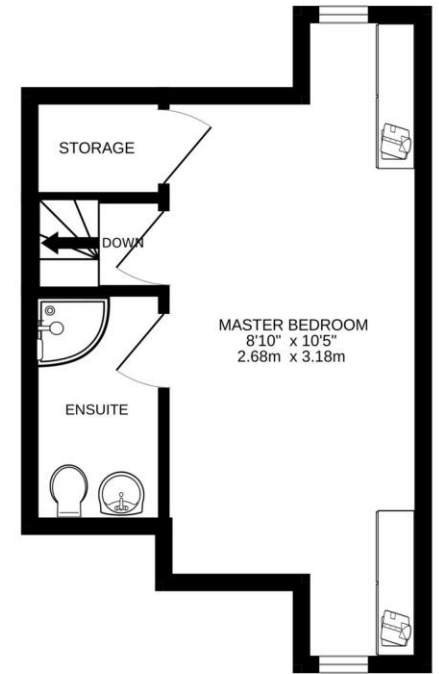
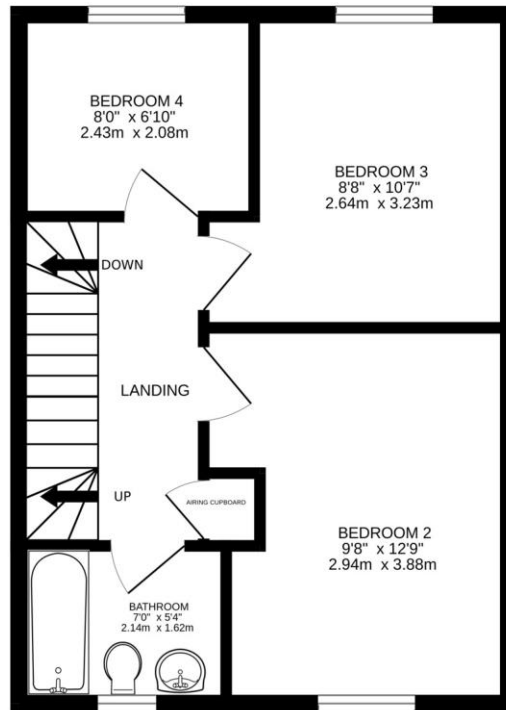
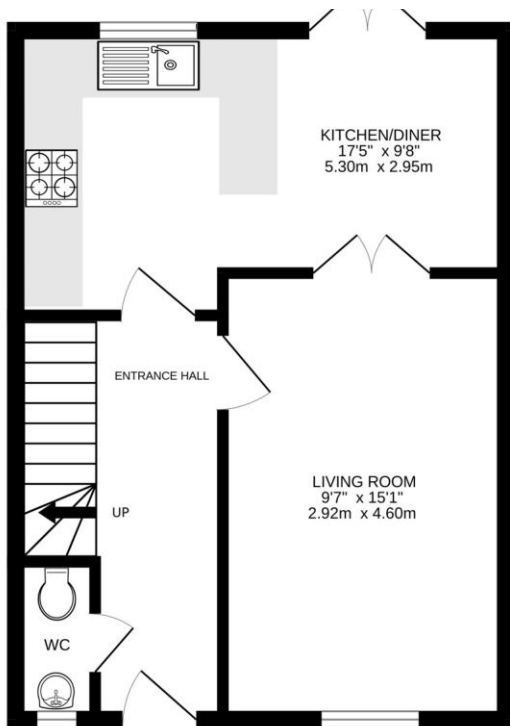
Flooding issues in the last 5 years: None known

Accessibility: None known

Planning issues: None known







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Total Approximate Gross Internal Floor Area = 1005 SQ FT / 93 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.

