



JAMES
SELICKS

363 SCRAPTOFT LANE

SCRAPTOFT, LEICESTERSHIRE LE7 9SE

OFFERS OVER: £500,000

Positioned on a particularly deep plot, a spacious detached chalet style bungalow thought suitable for further re-development and extension (subject to the necessary consent).

Porch • entrance hall • sitting room • conservatory • ground floor bedroom • bathroom • dining room • breakfast kitchen • utility • WC • two first floor bedrooms • return driveway • single garage • deep, lawned rear gardens • large timber workshop • EPC - D

Location

The village is surrounded by some of Leicestershire's most attractive rolling countryside and offers amenities including a public house, post office, store and parish church, yet being just three miles east of the city centre, providing excellent access to the professional quarters and mainline railway station.

Accommodation

A porch is entered via a timber front door with glazed inserts. An inner door leads into the entrance hall, housing the stairs to the first floor and a built-in cloaks cupboard. The spacious sitting room has a bay window to the front, a feature limestone fireplace with an inset gas living flame effect fire, ceiling coving and French doors leading into the brick and uPVC conservatory, enjoying views of the beautiful garden. The dining room has a small feature bay window into the hallway, ceiling coving and a large window to the rear. The breakfast kitchen has a good range of cream fronted eye and base level units and drawers, wood effect preparation surfaces, tiled splashbacks, a one and a quarter bowl stainless steel sink with mixer tap above and a large window overlooking the garden, a Neff double oven, Neff four-ring induction hob and stainless steel canopy extractor unit over, ample space for a dining table and fridge-freezer. A utility room with an opaque glazed window to the rear has eye and base level units and worktops, plumbing for an automatic washing machine and dishwasher, a part glazed uPVC door to the side and access to a WC housing the Glow Worm wall mounted boiler and a low flush suite.

The ground floor bedroom has a window to the front, ceiling coving and a good range of built-in wardrobes. A bathroom completes the ground floor accommodation, having a window to the side, a built-in cupboard, fully tiled walls and a white three piece site comprising a low flush WC, pedestal wash hand basin and a panelled bath with shower over. To the first floor are two further double bedrooms, one with built-in wardrobes, both with windows to the rear overlooking the garden.

Outside

The property is accessed via a large tarmac return driveway behind timber gates, providing car standing space and access to a single garage with electronic 'roll up' door with remote control. To the rear of the property are beautifully maintained and well stocked, deep lawned gardens with an array of mature trees, plants and shrubs, paved patio areas, a timber workshop and greenhouse, fenced and hedged boundaries.

Tenure: Freehold. Conservation Area: No

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: ADSL, 38mbps.

Wayleaves, Rights of Way & Covenants: None known

Flooding issues in the last 5 years: None known

Planning issues: None known











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

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437

jamesselicks.com



Important Notice
 James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

Scraptoft Lane, Scraptoft, Leicester, LE7

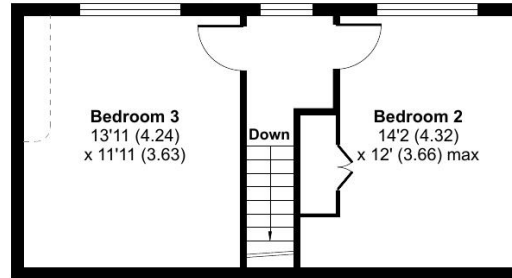
Approximate Area = 1549 sq ft / 143.9 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

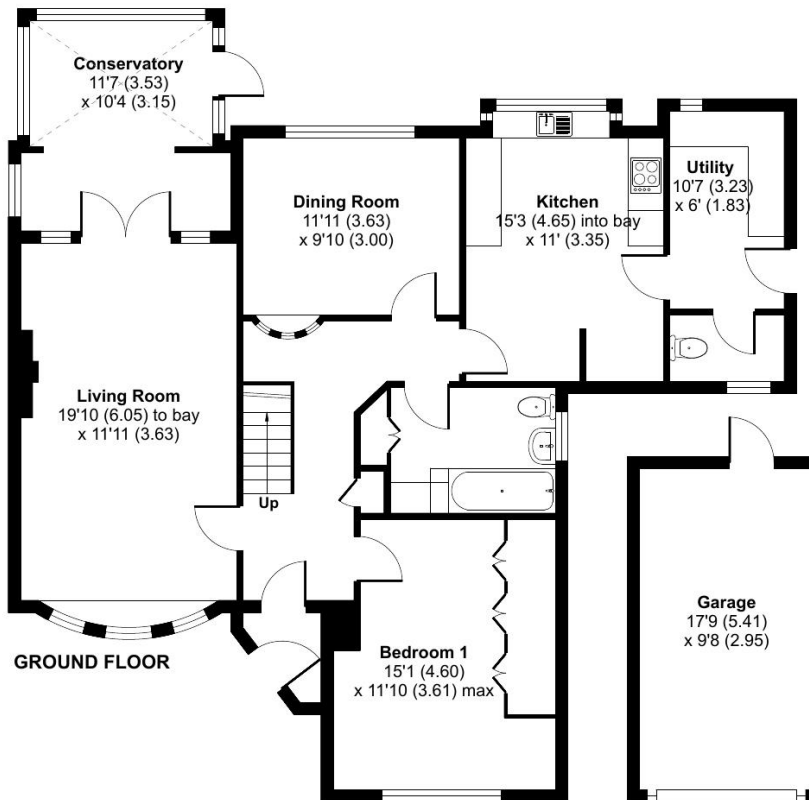
Garage = 172 sq ft / 15.9 sq m

Total = 1732 sq ft / 160.8 sq m

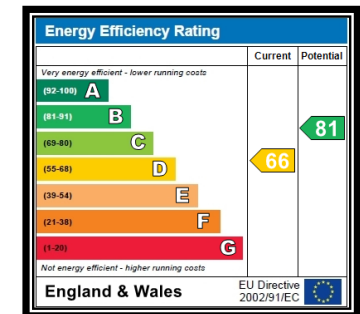
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for James Sellicks Estate Agents. REF: 1125494