

JAMES
SELICKS

48 Beeby Road

SCRAPTOFT, LEICESTERSHIRE



48 Beeby Road
Scraptoft
Leicestershire
LE7 9SG

Situated on the edge of this popular east Leicestershire village, an extended chalet style property positioned on a beautiful deep plot of approximately 0.22 acres.

The property has approved planning consent for the erection of a part single and part two-storey rear extension (Harborough District Council Application number: 21/00087/FUL).

Porch • entrance hall • sitting room • dining room • inner hall • kitchen • two ground floor bedrooms • bathroom • two first floor bedrooms • two en-suites • gated access • large block paved driveway • single garage • deep lawned rear gardens • timber shed • summerhouse • EPC - C

Location

Scraptoft village lies approximately four miles east of Leicester city centre. It is a small village surrounded by some of Leicestershire's most attractive rolling countryside, with local amenities including a parish church, village store, post office, news agents, with a wider range of shopping facilities found along the Uppingham Road and within Leicester city itself. The property is within catchment area to the popular Fernvale Primary School, filtering into the renowned colleges Gartree and Beauchamp at nearby Oadby.

Accommodation

The property is accessed through twin iron gates behind a brick wall with a large block paved driveway. The accommodation is access via a recessed porch leading into a reception hall with oak flooring. The sitting room has a raised contemporary gas fire, oak flooring and a uPVC bay window to the front. A dining room with oak flooring has a uPVC double glazed bay window to the front elevation.

An inner hall with oak flooring leads to the breakfast kitchen, with a good range of eye and base level units, a ceramic sink, Bosch oven, four-ring gas hob with stainless steel splashback with extractor over, an integrated fridge and dishwasher, plumbing and space for a washing machine and a uPVC double glazed window to the rear. The side lobby has a door to the garden and access to the garage.

The two ground floor bedrooms each have a uPVC double glazed window to the rear elevations. The ground floor bathroom has a uPVC double glazed window to the rear and a white three piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath.







Stairs rise to a first floor landing with a study area and a uPVC double glazed window to the rear. The master bedroom has uPVC double glazed windows to both the front and rear elevations and an en-suite with a low flush WC, pedestal wash hand basin and shower cubicle, chrome heated towel rail and a uPVC double glazed window to the front. Bedroom two has a uPVC double glazed window to the front and an en-suite shower room with a white three piece suite comprising a low flush WC, pedestal wash hand basin and a shower cubicle.

Outside

The property is accessed via twin iron gates behind a brick wall with railings which leads to a large block paved driveway and access to a single garage. To the rear are deep lawned gardens with paved patio areas, a timber shed, a summerhouse. The total plot extends to approximately 0.22 acres. Planning permission is granted for planning consent for the erection of a part single and part two-storey rear extension (Harborough District Council Application number: 21/00087/FUL).

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: D

Satnav Information

48, LE7 9SG









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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.

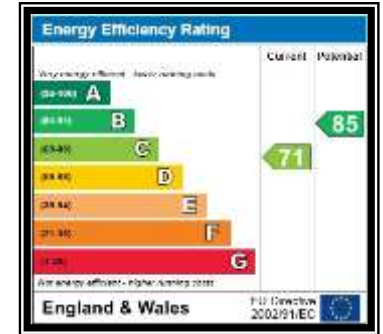
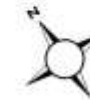
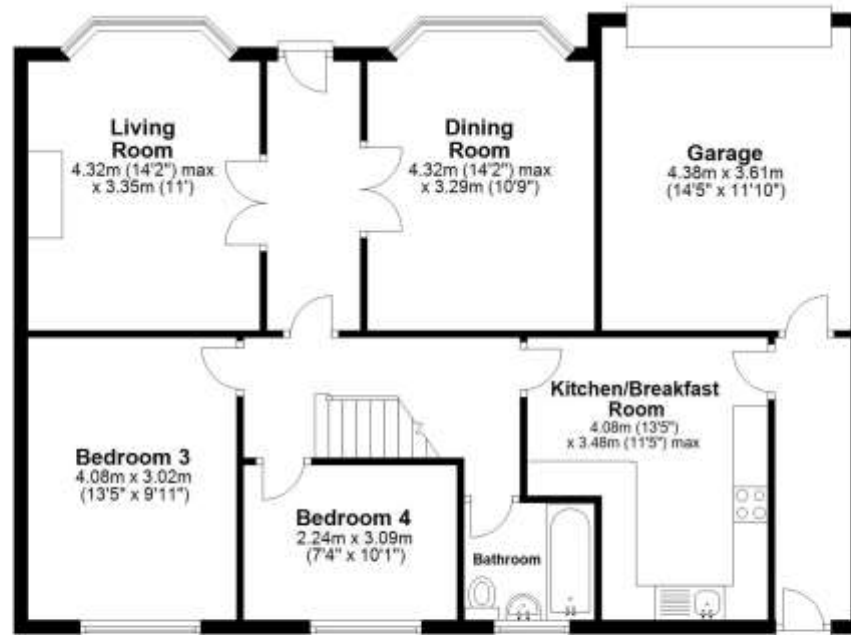
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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



106 Stoughton Road, Oadby LE2 4FN

Total Approximate Gross Internal Floor Area
 1661 SQ FT / 154 SQ M

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

