

JAMES
SELICKS

SOUTHFIELDS

50 BEEBY ROAD, SCRAPTOFT
LEICESTERSHIRE LE7 9SG

GUIDE PRICE: £549,000



A spacious, detached home, cleverly configured to provide versatile accommodation taking best advantage of the views over its stunning west-facing gardens.

Porch • entrance hall • bathroom • study • ground floor master bedroom • en-suite • open-plan sitting/dining room • kitchen • first floor shower room • three further bedrooms • gated driveway • garage • beautiful west-facing rear gardens • entertaining areas • pond • summerhouse • greenhouse • two sheds • 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 and newsagents. A wider range of shopping facilities can be found along the Uppingham Road, and within the 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 entered via a uPVC door with windows either side leading into a porch with an inner wooden door into the spacious open entrance hall with laminate flooring. A luxurious ground floor bathroom provides a three piece suite comprising a panelled oval bath, a wash hand basin and WC, an opaque glazed window to the front, part tiled walls and tiled floor. A study (potential bedroom five) has a window to the front elevation and a useful built-in cupboard. The ground floor master bedroom is very spacious and currently configured so that the bed enjoys magnificent views of the beautiful garden via a large picture window. There is a good range of built-in wardrobes and shelving, part laminate flooring and a highly specified en-suite with automatic lighting, a window to the bedroom, a vanity unit with inset sink, storage beneath and mirror above, a large tiled shower enclosure, inset ceiling spotlights and tiled flooring.

The open-plan sitting/dining room is entered via double doors from the hallway and has a chimneybreast recess with an onset feature cast iron log burner on a slate hearth, a large picture window to the rear elevation and further window to the side overlooking the garden; the dining area houses the stairs to the first floor, has wood effect flooring, ceiling coving and French doors leading directly onto the patio entertaining area. The kitchen boasts an excellent range of white eye and base level units and drawers, a glazed display cabinet, ample preparation surfaces with tiled splashbacks, a double bowl stainless steel sink and drainer unit with mixer tap above and window above, a built-in breakfast bar, integrated stainless steel New World oven with a Baumatic five-ring gas hob and stainless steel extractor unit over, space and plumbing for a dishwasher and washing machine, a part opaque glazed uPVC door to the side elevation, inset ceiling spotlights and tiled flooring.

To the first floor is a landing with ceiling spotlights and a window to the side. The first floor shower room houses the Ideal boiler and provides a tiled shower cubicle, an enclosed WC and wash hand basin with a mixer tap and mirror over and storage under, eaves storage and tiled flooring. Bedroom four has a window to the rear and two built-in cupboards. Bedroom three is a double and has a dormer window to the rear and eaves storage. Bedroom two is a large double, light and airy by virtue of a Velux rooflight to the rear, providing eaves storage and loft access.







Outside

The property is approached by a brick retaining wall with wooden gates leading to a large paved driveway providing car standing for upto eight vehicles and access to the garage, with double doors, power and lights. To the rear are simply stunning west-facing gardens. Directly adjacent to the house is an extensive patio entertaining area with floral borders and steps down to a lawned area with paved pathway meandering past an original lamppost from Leicester's historic New Walk, leading to various seating areas, a man-made pond, summerhouse with power, a greenhouse and two further sheds both with power, a huge array of mature trees, plants and shrubs. Running alongside the garden is a brook with six waterfalls and a nature reserve.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: D

Conservation Area: No

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

Broadband delivered to the property: Mobile 4G & 5G broadband.

Non-standard construction: No

Wayleaves, Rights of Way & Covenants: None Known

Flooding issues in the last 5 years: None Known

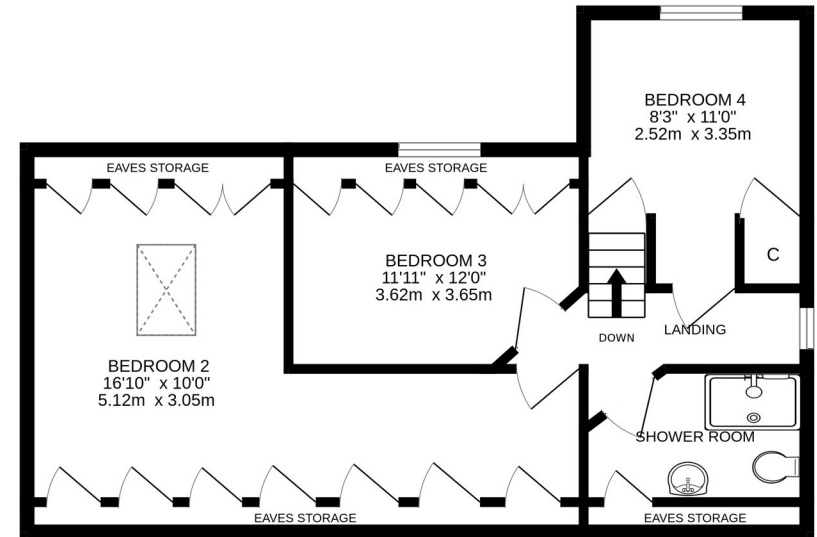
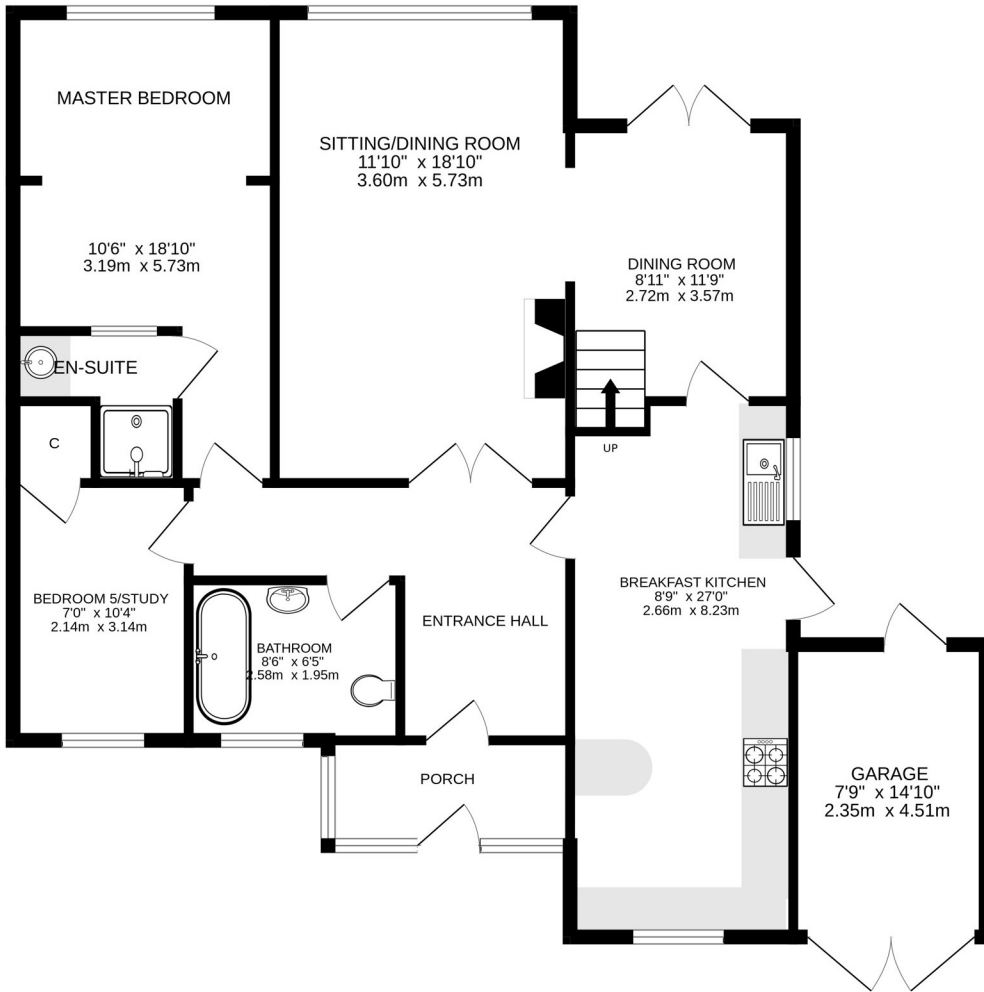
Accessibility issues : None Known

Planning issues: None Known





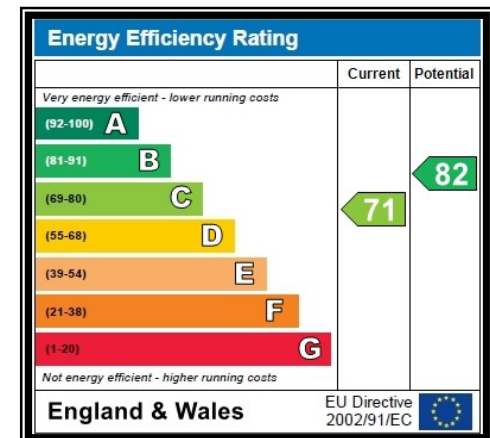




50 Beeby Road, Scraptoft, Leicestershire LE7 9SG

Total Approximate Gross Internal Floor Area = 1588 SQ FT / 151 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.



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