



JAMES
SELICKS

7 CRICKETERS CLOSE

SCRAPTOFT, LEICESTERSHIRE
LE7 9TQ

OFFERS IN THE REGION OF:
£400,000

A modern, executive family home located on the peripheries of Scraftoft village, approximately five miles east of Leicester city centre.

Entrance hall • cloakroom • study • sitting room • living kitchen • utility room • master bedroom • en-suite • three further bedrooms • family bathroom • driveway • garage • lawned south-west facing rear gardens • EPC – B

Location

Scraftoft village lies approximately four miles east of Leicester city centre providing convenient access to the Professional Quarters. The village itself offers a range of amenities including a post office, village store, parish church, popular primary schools filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby.

Accommodation

A composite front door leads into an entrance hall housing the staircase to the first floor with an understairs storage cupboard beneath. A useful ground floor cloakroom provides a white two piece suite. The sitting room and study are located to the front of the property, each with a uPVC double glazed bay window. Double doors lead into the living/dining kitchen, with a superb dining area with hi-line cupboards and French doors out onto the decked entertaining area. The kitchen area boasts a good range of urban gloss fronted eye and base level units and drawers, ample preparation surfaces, a ceramic one and a quarter bowl sink with mixer tap over, an Electrolux double oven and four-ring gas hob with a stainless steel extractor unit above, integrated dishwasher, fridge and freezer, two windows overlooking the garden and wood effect flooring. A utility room with wood laminate effect flooring and base level units provides plumbing for an automatic washing machine, space for a condenser dryer and houses the Ideal Logic wall mounted boiler.

To the first floor is a landing housing the airing cupboard. The master bedroom has two windows to the front, built-in mirror-fronted wardrobes, inset ceiling spotlights and an en-suite with a three piece suite comprising enclosed WC, pedestal wash hand basin and a tiled shower enclosure, an opaque glazed window to the front and wood laminate effect flooring. There are three further bedrooms, all with fitted wardrobes and a family bathroom with an opaque glazed window to the side providing a white three piece suite comprising a panelled bath, pedestal wash hand basin and enclosed WC, part tiled walls and wood laminate effect flooring.

Outside

To the front is a block paved frontage providing car standing with a further, tarmac side driveway leading to a single garage with an up and over door. Gated side access leads to the south-west facing rear gardens, comprising large, decked seating areas with integrated lighting, gravelled borders, an astroturf lawned area, floral beds and fenced 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: Fibre, speed unknown.

Wayleaves, Rights of Way & Covenants: None our Vendors are aware of.

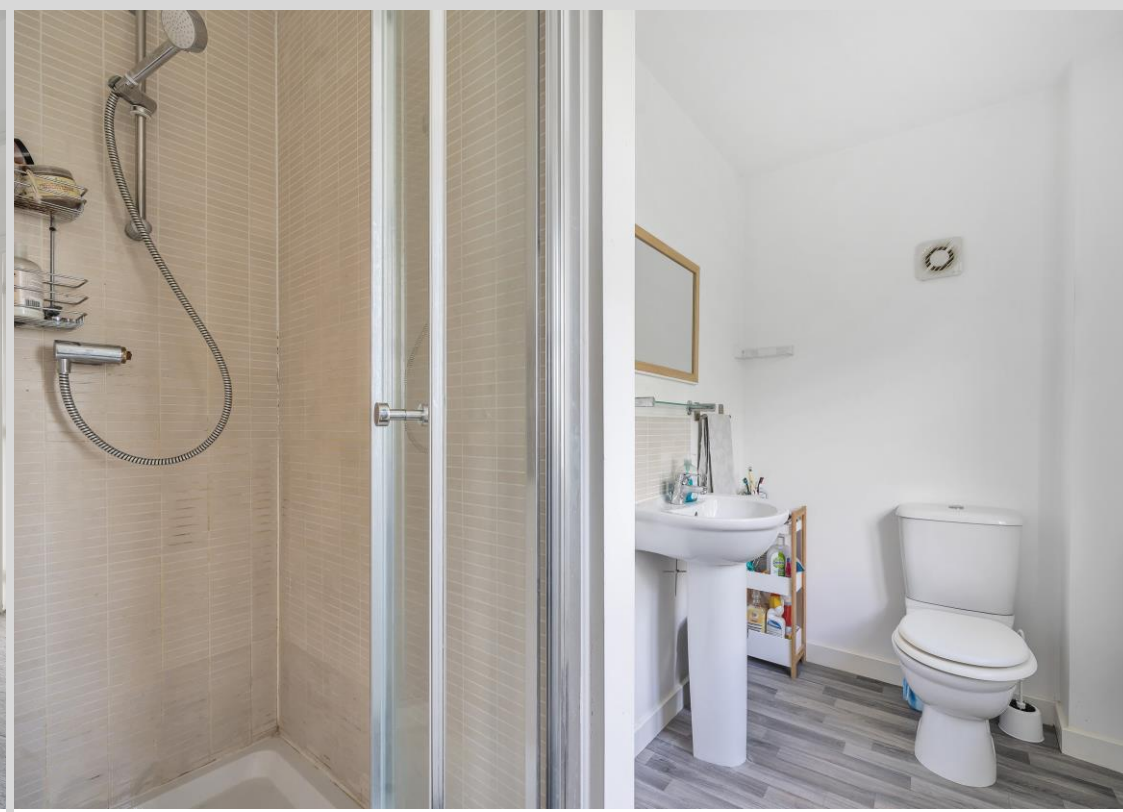
Flooding issues in the last 5 years: None our Vendors are aware of.

Accessibility: The property is two-storey, no accessibility modifications have been made.

Planning issues: None our Vendors are aware of.











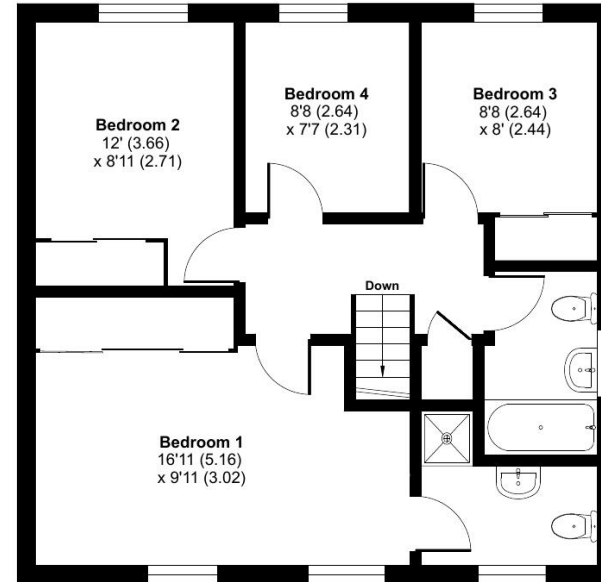
Cricketers Close, Scraftoft, Leicester, LE7

Approximate Area = 1273 sq ft / 118.2 sq m

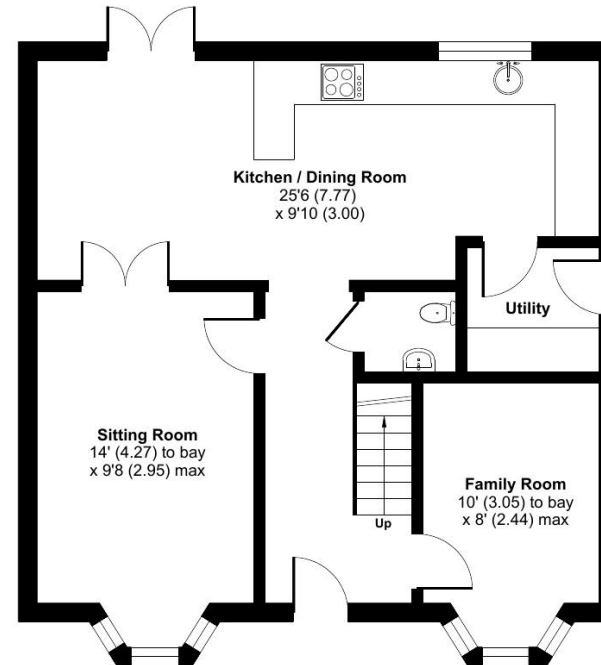
Garage = 200 sq ft / 18.5 sq m

Total = 1473 sq ft / 136.7 sq m

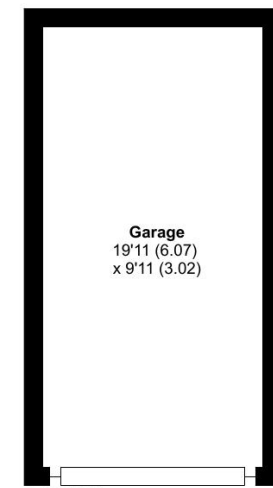
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for James Sellicks Estate Agents. REF: 1162774

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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.



JAMES SELICKS

