

JAMES SELLICKS

3 THE DRIVE

SCRAPTOFT
LEICESTERSHIRE LE7 9TH

OFFERS OVER: £300,000





A refurbished, semi-detached family home offering spacious accommodation on a quiet road close to the heart of this popular and picturesque east Leicestershire village.

Entrance hall • through lounge/dining room • breakfast kitchen • boot room • conservatory/utility • three bedrooms • bathroom • gated driveway • lawned rear gardens • EPC - D

Location

The village of Scraftoft lies approximately five miles east of Leicester city centre and has a strong village community centred around the Parish Church with local shopping facilities found in the village including a village store, post office and news agents. The property is served via the primary school of Fernvale, filtering into the popular colleges of Gartree and Beauchamp found at nearby Oadby village.

Accommodation

A smart composite and glazed front door leads into a spacious entrance hall with oak flooring, housing the staircase to the first floor. The through lounge/dining room has a bay window to the front, oak flooring, a cast iron multi-fuel log burner set on a slate hearth within a brick Inglenook recess with oak mantel beam and French doors leading onto the rear garden. The breakfast kitchen has been recently refitted to provide a good range of contemporary base and tallboy units, drawers, quartz preparation surfaces and upstands, a ceramic sink with swanneck mixer tap and bay window above overlooking the garden. Integrated appliances include a dishwasher, fridge, freezer and a Stoves professional Aga style oven with double oven, grill and seven-ring gas hob with extractor unit above. The kitchen has inset ceiling spotlights, part tiled walls and oak flooring, with ample space for a table and further storage in an understairs cupboard. A side boot room with fitted tallboy units, cupboards and drawers houses a pantry cupboard and gives access to a useful ground floor cloakroom with a two piece suite. The conservatory/utility room is of uPVC construction with views over the garden, has tiled flooring, eye level units, worktop space and provides plumbing for washing machine, space for a condenser dryer and a door to the garden.

To the first floor, a landing houses a built-in linen cupboard with further storage over. The generous master bedroom has oak flooring, built-in wardrobes and windows to the front and side. Bedroom two has oak flooring, built-in overstairs storage cupboard and a window to the front. Bedroom three has oak flooring and a window to the rear. A refitted family bathroom provides a white a three piece suite comprising an enclosed WC, a wash hand basin with cupboard beneath, a Jacuzzi Spa bathtub with rainfall shower over and glazed screen, part metro tiled walls, chrome heated towel rail, oak flooring and an opaque glazed window to the rear.

Outside

The property is set back from the road via a twin timber gates and privet heading with buff stone and paved patio areas, and a good-sized, herringbone block paved driveway providing car standing. To the rear are attractive, fenced gardens, mainly laid to lawn with paved patio entertaining areas.

Tenure: Freehold

Conservation Area: No.

Local Authority: Leicester City Council, **Tax Band:** B

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

Broadband delivered to the property: Full fibre, 504mbps

Wayleaves, Rights of Way & Covenants: The property has a "Right of Support" in place.

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

Accessibility issues : Small step to the front door.

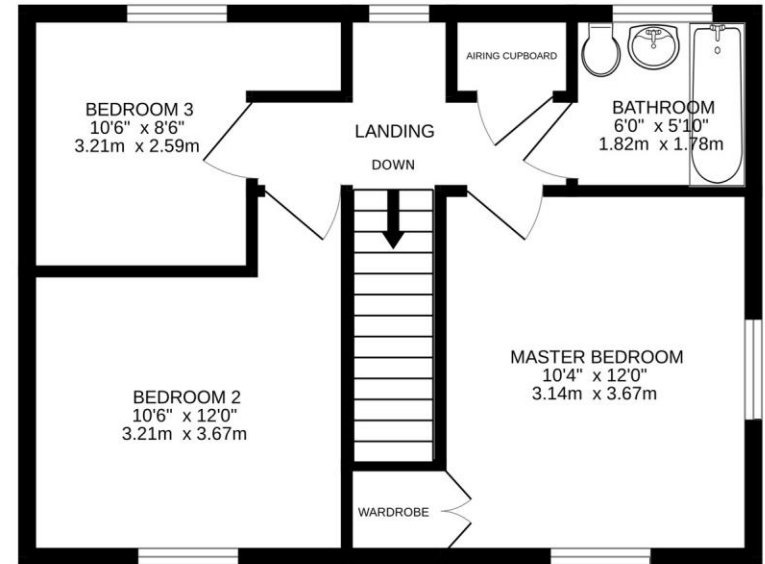
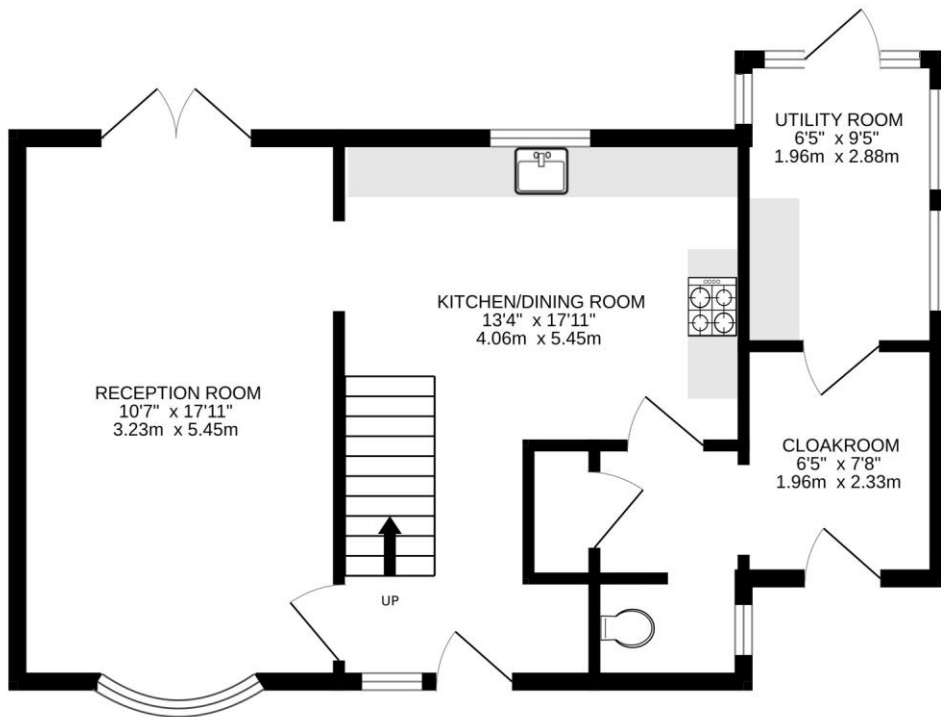
Planning issues: None our Clients are aware of.







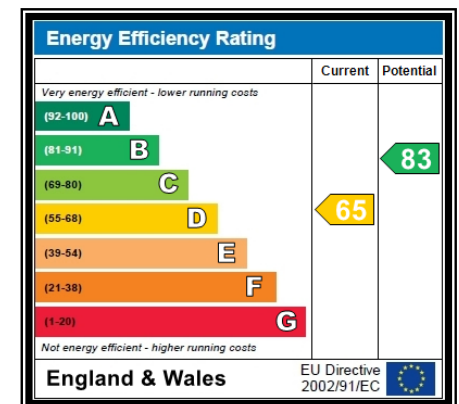




3 The Drive, Scraptoft, Leicestershire LE7 9TH

Total Approximate Gross Internal Floor Area = 968 SQ FT / 90 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.

