

JAMES
SELICKS

7 UPPINGHAM ROAD

SKEFFINGTON, LEICESTERSHIRE
LE7 9YE

GUIDE PRICE: £150,000



An attractive, two bedroom semi-detached home located within the picturesque village of Skeffington.

Dining kitchen • sitting room • two bedrooms • bathroom • potential driveway • rear garden • EPC - E

Location

Skeffington is a small rural village lying just off the A47 Uppingham Road to the east of Leicester city centre, between the larger villages of Billesdon and Tugby. The position provides access to Leicester and the market towns of both Uppingham and Market Harborough with local amenities found in the nearby village of Billesdon and a wider range of facilities at Uppingham.

Accommodation

The property is entered via a side gate and a wooden entrance door with decorative stained glazed insert leading into the dining kitchen, having a range of wooden eye and base level units with further glazed display cabinets, tiled splashbacks, roll edge laminate worktops and a white ceramic sink and drainer unit with a mixer tap and uPVC double glazed window above. There is an integrated double oven with hob extractor unit above, further white appliance space, a useful understairs storage cupboard, ceiling spotlights, and tiled flooring.

The cosy sitting room is entered via a beams doorway from the kitchen and has laminate wood effect flooring, a uPVC double glazed window to the front and a feature brick fireplace surround with an inset cast iron log burner on a tiled hearth.

To the first floor is a landing area with a single glazed wooden window to the side elevation. A shower room with an opaque uPVC double glazed window to the rear has laminate flooring and a chrome heated towel rail provides a double shower enclosure, a wash hand basin with storage beneath and a low flush WC.

The master bedroom is at the front of the property with a uPVC double glazed window and an overstairs storage cupboard. Bedroom two is a good-sized room with two uPVC double glazed windows to the rear.

Outside

To the front of the property is a pebbled area thought suitable as a potential off street car standing for two vehicles. Gated side access leads to the entrance door and also the rear garden, with paved and lawned areas, a wooden shed and fenced boundaries.

Tenure: Freehold

Local Authority: Harborough District Council, **Tax Band:** B

Conservation Area: Skeffington.

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

Broadband delivered to the property: Unknown

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

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

Accessibility issues : None our Clients are aware of.

Planning issues: None our Clients are aware of.





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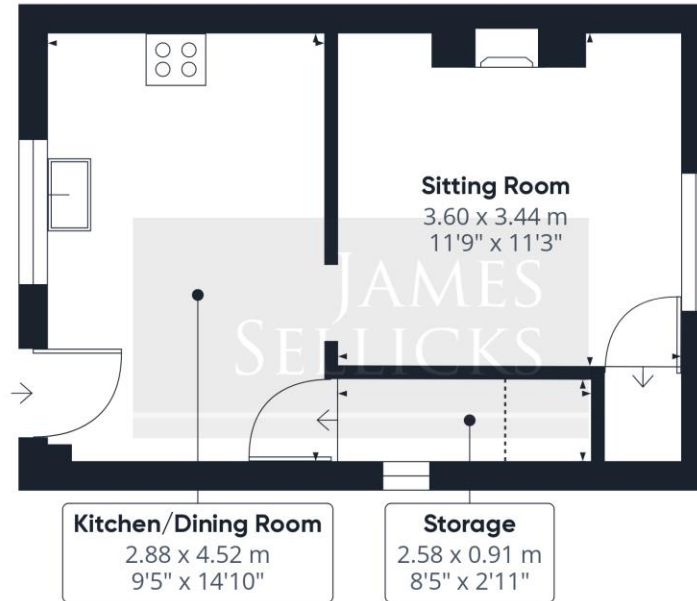
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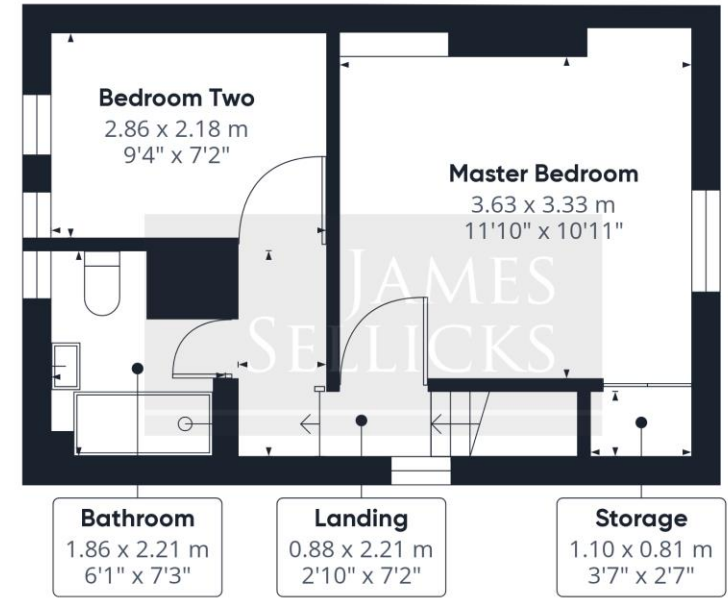
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Measures and Other Information

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.



Floor 1



Floor 2

7 Uppingham Road, Skeffington, Leicestershire LE7 9YE

Total Approximate Gross Internal Floor Area = 582 SQ FT / 54 SQ M

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

