

# JAMES SELICKS

12 PAVILION ROAD

SCRAPTOFT  
LEICESTERSHIRE LE7 9TN

GUIDE PRICE: £340,000





A beautifully presented, three bedroom detached family home located property on the peripheries of the ever-popular village of Scraftoft.

Entrance hall • cloakroom • sitting room • dining kitchen • utility room • master bedroom • en-suite • two further bedrooms • bathroom • driveway • garage • low maintenance rear garden • EPC - C

#### Location

Scraftoft is located approximately four miles to the east of the city centre, providing excellent access to the professional quarters and mainline railway station; day-to-day shopping can be found within the village, along Uppingham Road and at the Tesco superstore at nearby Hamilton. Excellent local schooling is within walking distance, and the house is within catchment for the renowned Gartree and Beauchamp Colleges at Oadby.

#### Accommodation

A smart composite front door leads into an entrance hall housing a ground floor cloakroom and the stairs to the first floor. The sitting room has a bay window to the front and a feature stone fireplace surround with an inset flame effect electric fire with marble hearth. The open plan dining kitchen has a good range of eye and base level units and drawers, ample roll edge wood effect preparation surfaces and upstands, an inset one and a half bowl stainless steel sink and drainer unit with mixer tap and window above. There is an integrated Electrolux stainless steel oven with a four ring gas hob and stainless steel extractor fan over, plumbing for a dishwasher and ceiling spotlights. Vinyl tiled flooring continues through to a dining area with pendant lighting and French doors leading onto the paved patio. A utility room with a half glazed door to the side houses the wall mounted boiler and provides eye and base level units and worktops, plumbing for a washing machine and tumble dryer.

The return landing has a window to the side, houses an overstairs storage cupboard and provides access to a partially boarded loft space. The spacious master bedroom has a window to the front and an en-suite providing a tiled corner shower enclosure, enclosed WC and a pedestal wash hand basin, chrome heated towel and an opaque glazed window to the front. Bedroom two is a double, with a window to the rear. Bedroom three has a window to the rear. The family bathroom has an opaque glazed window to the side, a panelled bath with glazed screen and shower over, enclosed WC and a pedestal wash hand basin, chrome heated towel and fully tiled walls.

#### Outside

The property has a neat, shrubbed frontage with a paved path to the front door. To the side is a driveway providing parking for two cars and access to a garage with power and lights with a partially boarded loft space above. To the rear of the property is a low maintenance garden, paved and gravelled with a shed, raised planters and fenced boundaries.

**Tenure:** Freehold. **Conservation Area:** None.

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

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

**Broadband delivered to the property:** Fibre, 43mbps.

**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.

















Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesseilicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

jamesseilicks.com



**Important Notice**  
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

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.

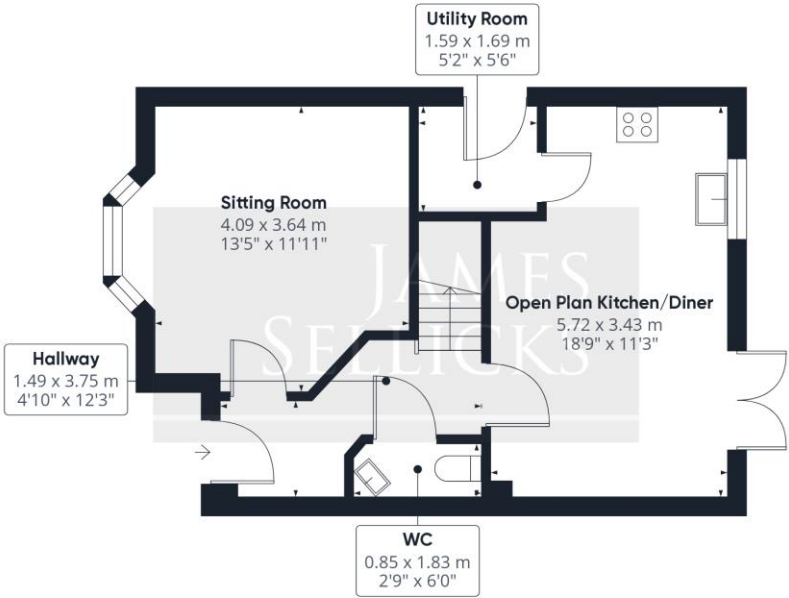
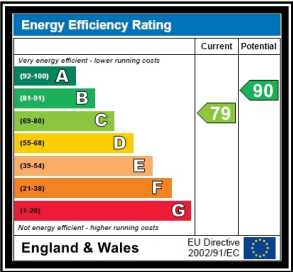
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

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**

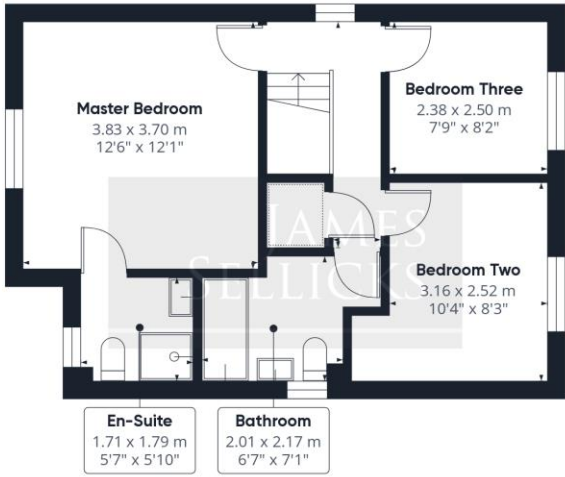
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Floor 1 Building 1



Floor 1 Building 2



Floor 2 Building 1

JAMES  
SELICKS

**Approximate total area<sup>(1)</sup>**  
103.39 m<sup>2</sup>  
1112.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

