



GUIDE
LETICIA AVENUE, SCRAPTOFT,



Rezide welcome for sale this executive detached family home located in the highly sought-after Leicestershire village of Scraftoft within the grounds of Scraftoft Hall. This small-scale exclusive development is an amazing place for a family to reside, offering close proximity to Leicester city while still benefitting from a semi-rural setting with countryside walks on the doorstep.



Approach the property via a private road and through timber gates into the driveway, which features a laid lawn to one side and a hedge enclosing the front portion. Enter the home via a composite glazed door under a canopy storm porch into the welcoming entrance hallway. The hallway, with carpeted flooring, provides access to a downstairs WC and doors leading to the living accommodation, as well as stairs rising to the first floor. To the right, you will find a generous formal lounge with double doors leading in from the hallway, featuring a gas inset fireplace with granite and timber mantle at its heart. There is a further set of double doors at the rear leading to another reception room, currently used as a garden room, with French doors opening onto the garden. The living kitchen is certainly the jewel in the crown of this stunning property, boasting porcelain tiled flooring and a fully fitted kitchen equipped with integrated appliances including a dishwasher, fridge freezer, microwave oven, and Rangemaster stove with extractor unit over. The kitchen overlooks the rear garden through windows and French double doors that open onto the patio. A convenient door from the kitchen leads into the utility room, which has space and plumbing for a washing machine and dryer, further storage, and an external door to the side. There is also a door leading to the integral garage, currently used as a workshop and store, complete with light and power.

On the first floor, the gallery landing enhances the home's sense of grandeur. The master bedroom, located at the front of the property, features an attractive front aspect window and is a generous double room with a fully equipped dressing area and ensuite shower room. There are three further double bedrooms on the first floor, all generously proportioned, with one offering fitted storage wardrobes and views across the rear garden. The family bathroom is fitted with a panel bath with mixer tap and showerhead attachment, a low-level flush WC, a pedestal wash hand basin, and a walk-in double shower. The bathroom features vinyl flooring and tiling in sensitive areas.

The property is situated on a private road in the grounds of Scraftoft and enjoys a charming position set back from the road behind timber gates, with a generous driveway to the front and a landscaped garden enclosed by hedging. Side access from the front to the rear is provided through a timber gate. The beautifully landscaped rear garden features a generous patio area and mature planted shrubs and trees along its borders. This west-facing garden is the perfect place for families to entertain guests or simply enjoy the outdoors, benefiting from sunshine throughout the day and into the evening.

Listing Paragraph







DISCLAIMER

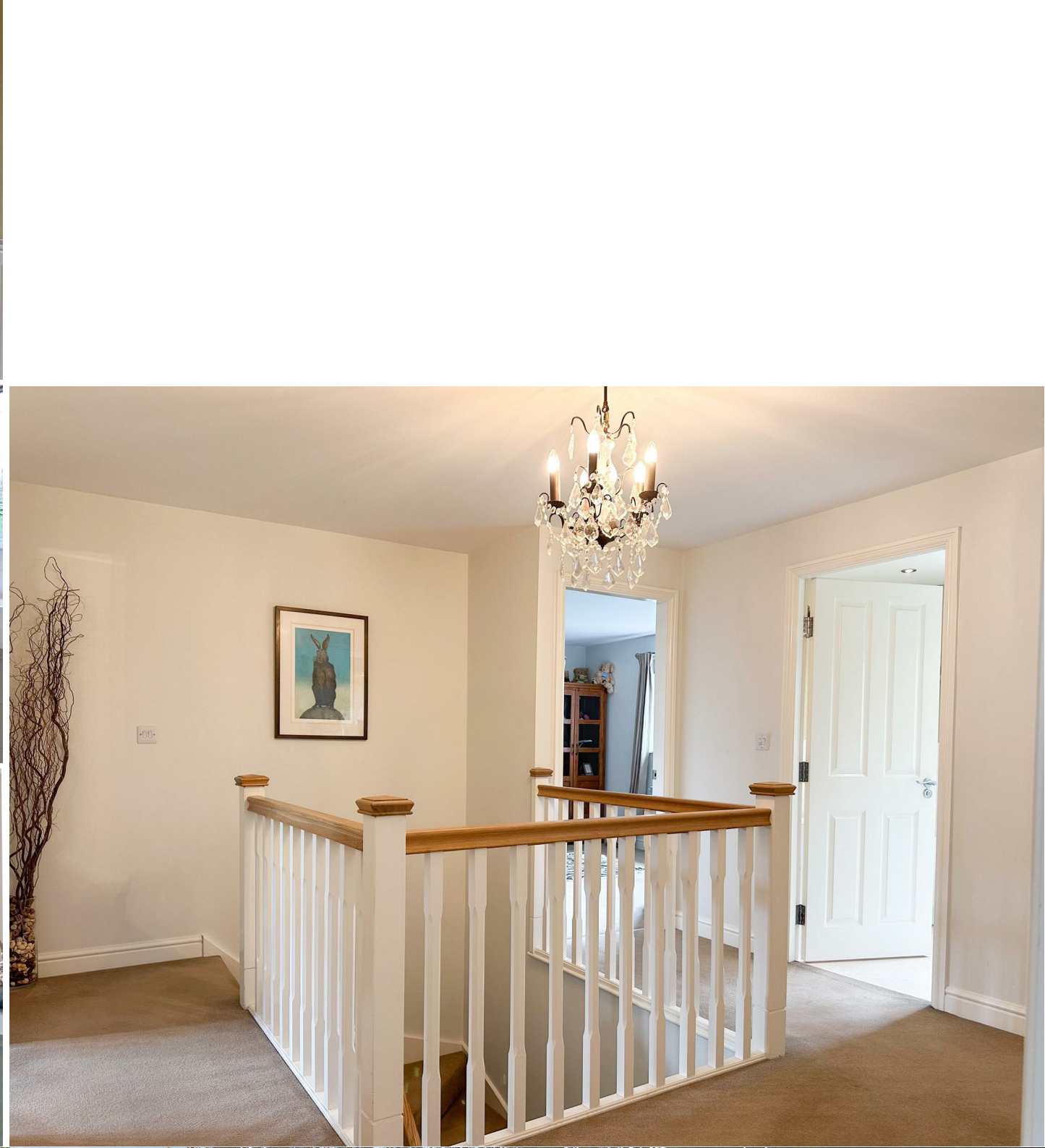
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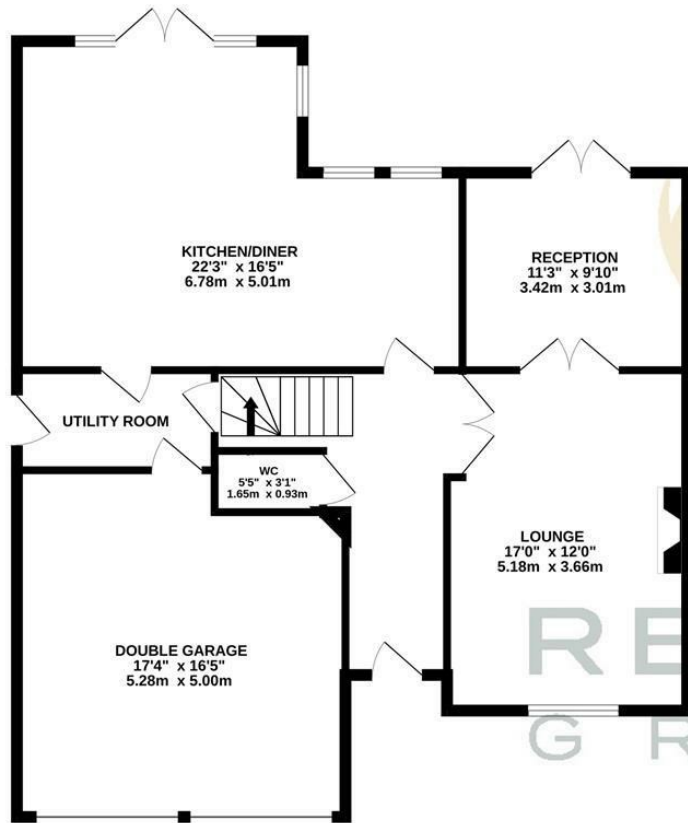


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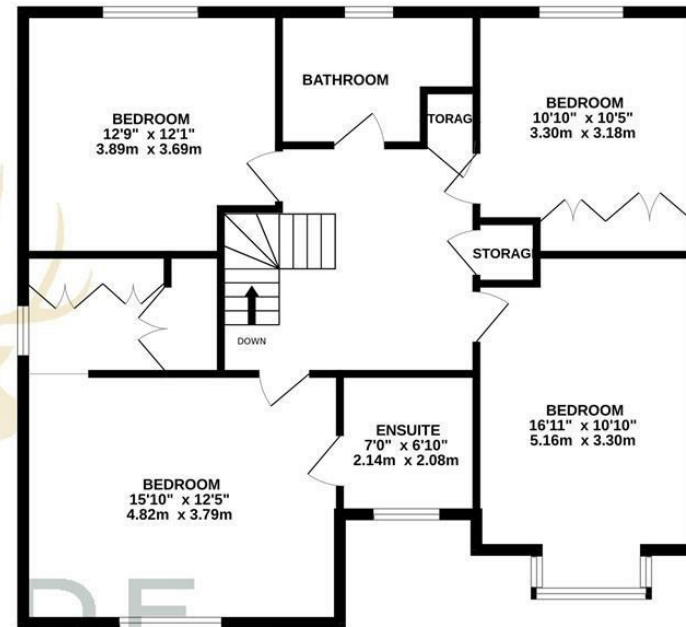


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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