

## Orchard Close, Scraftoft

In Excess of £800,000

A SEVEN BEDROOM executive detached family home enjoying a NEUTRAL THEME THROUGHOUT with versatile accommodation to include THREE EN-SUITES and a fitted living kitchen dining room leading to a utility room.







#### **Entrance Hall**

With windows and door to the front elevation, motion sensor lighting, stairs to first floor, wood effect floor, under floor heating,

#### **Cloak Room/WC**

With low-level WC, vanity wash hand basin, tiled floor, part tiled walls, under floor heating, chrome ladder towel rail/radiator.

#### **Study**

8' 9" x 8' 3" (2.67m x 2.51m)

With window to the side elevation, wooden effect floor, under floor heating.

#### **Lounge**

25' 8" x 14' 5" (7.82m x 4.39m)

With windows to the front and rear elevations, French doors to the rear elevation, gas fire with surround and hearth.

#### **Dining Room**

10' 4" x 8' 7" (3.15m x 2.62m)

With windows and French doors to the rear elevation, wood effect floor, under floor heating, double doors leading to:

#### **Fitted Living Kitchen Dining Room**

25' 10" x 13' 1" (7.87m x 3.99m)

With windows and French doors to the rear elevation, windows to the side elevation, tiled floor, under floor heating, wood burning stove, breakfast island with sink and drainer, wall and base units with work surface over, further double sink, gas cooker point, extractor hood over, stainless steel splash back, integrated dishwasher, room for American fridge freezer.





#### Utility Room

6' 3" x 5' 0" (1.91m x 1.52m)

With door to the side elevation, tiled floor, under floor heating, sink and drainer, wall and base units with work surfaces over, integrated washing machine.

#### First Floor Landing

With window to the front elevation.

#### Bedroom One

13' 6" x 13' 5" (4.11m x 4.09m)

With windows to the rear elevations, walk-in wardrobe/storage cupboard, under floor heating.

#### En-Suite Bathroom

8' 10" x 6' 5" (2.69m x 1.96m)

With low-level WC, wash hand basin, bath with shower over, separate shower cubicle, tiled floor, under floor heating, extractor fan, chrome ladder towel rail/radiator.

#### Bedroom Two

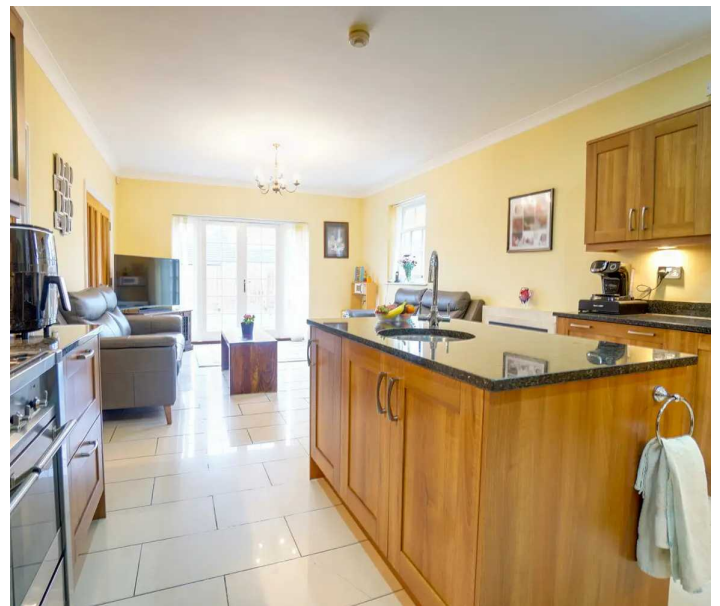
15' 3" x 8' 6" (4.65m x 2.59m)

With window to the front elevation, built-in wardrobes with box cupboards over, under floor heating.

#### En-Suite Shower Room

6' 7" x 5' 0" (2.01m x 1.52m)

With low-level WC, wash hand basin, shower cubicle, part tiled walls, tiled floor, under floor heating, chrome ladder towel rail/radiator.









### **Bedroom Three**

14' 9" x 9' 4" (4.50m x 2.84m)

Measurement into wardrobe. With windows to the rear elevation, built-in wardrobe, under floor heating.

### **Bedroom Four**

11' 3" x 8' 7" (3.43m x 2.62m)

With windows to the front elevation, under floor heating.

### **Bedroom Five**

12' 9" x 9' 11" (3.89m x 3.02m)

With window to the rear elevation, built-in wardrobe, under floor heating.

### **Bathroom**

With low-level WC, double wash hand basins, bath with shower over, separate shower cubicle, tiled floor, under floor heating, part tiled walls, chrome ladder towel rail/radiator.

### **Second Floor Landing**

With roof windows to the front and rear elevations, radiator.

### **Bedroom Six**

15' 7" x 11' 9" (4.75m x 3.58m)

With roof windows to the front and rear elevations, two radiators.

### **Bedroom Seven**

15' 7" x 12' 7" (4.75m x 3.84m)

With roof windows to the rear elevation, built-in wardrobe, fitted drawers and dressing table/desk, eaves storage, column radiator.

### **En-Suite Shower Room**

11' 5" x 4' 1" (3.48m x 1.24m)

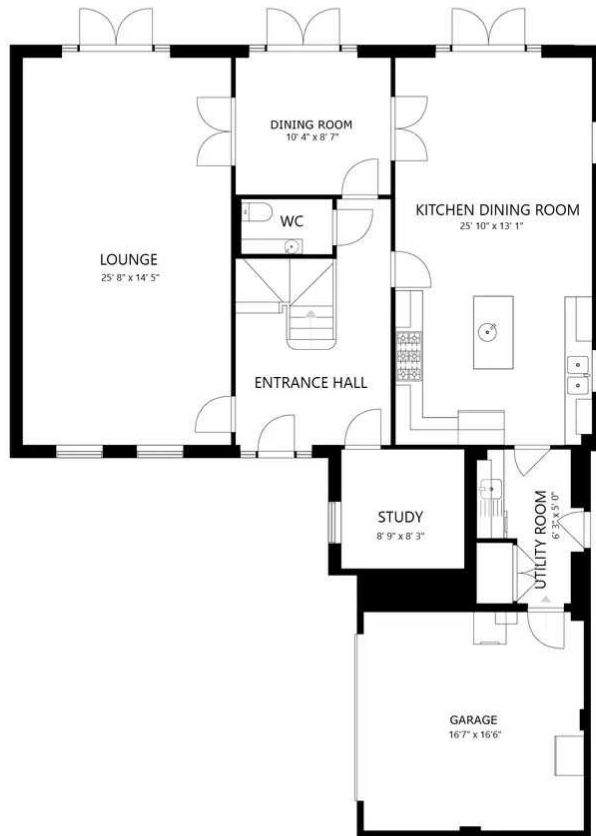
With roof window to the rear elevation, wash hand basin, low-level WC, shower cubicle, tiled floor, part tiled walls, chrome ladder towel rail/radiator.

### **Rear Garden**

A low maintenance rear garden with paved patio, lawn area, patch for shrubs.

### **Parking**

Driveway providing off road parking and garage measuring 16'7" x 16'6", with power and lighting.



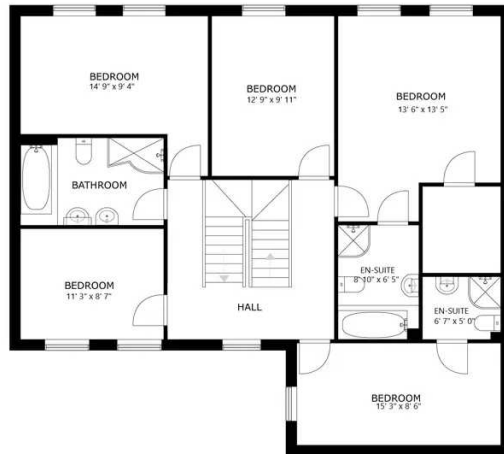
FLOOR 1



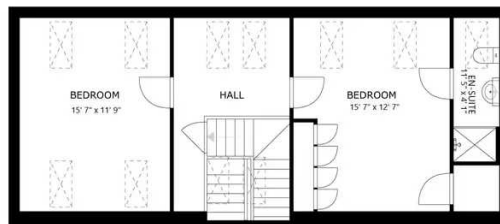
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**We'll keep you moving...**





FLOOR 2



FLOOR 3



We'll keep you moving...







The property is within easy reach of nearby shops in Scraftoft Village, with a more extensive range of amenities available along nearby Uppingham Road or in Oadby Town Centre. There are popular local schools that feed into highly regarded Oadby Schooling. Scraftoft Golf Course and Leicestershire's countryside are also within easy reach.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

**We'll keep you moving...**



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