

JAMES
SELLICKS

12 MOUNT VIEW ROAD

SCRAPTOFT
LEICESTERSHIRE
LE7 9XP

GUIDE PRICE £525,000



A beautifully presented, four bedroom detached home situated on the outskirts of the sought after village of Scraftoft. Lovingly renovated and extended by the current owners, the property offers a fantastic blend of modern family living with excellent indoor and outdoor entertaining space.

Entrance hall • cloakroom • snug • sitting room • garden room • dining kitchen • utility room • principal bedroom • an en-suite • three further bedrooms • bathroom • frontage • tandem driveway • single garage • landscaped rear garden • EPC - B

Location

Scraftoft is located approximately five miles east from Leicester and is surrounded by attractive rolling countryside whilst providing convenient access to the city centre. The village itself offers a store, post office, popular primary school of Fernvale filtering into the renowned colleges of Gartree and Beauchamp at nearby Oadby.

Accommodation

The entrance hall is a bright and welcoming space featuring wood effect tiled flooring and housing the stairs to the first floor with a useful understairs storage cupboard beneath, and a ground floor cloakroom providing a two piece suite. A snug, located to the front of the house provides a versatile additional reception room and is currently used as a cosy sitting area, although it would equally suit use as a children's playroom or home office. The spacious sitting room continues the matching flooring flowing through from the hall, with a window to the front, doors leading to both the kitchen and hallway, and bi-folds opening into the impressive garden room. Extended in 2021, the stunning garden room creates a superb indoor/outdoor living space. Featuring a different style of wood effect tiled flooring, corner bi-fold doors, skylight windows and inset spotlights, this space is flooded with natural light. A corner log burner creates a cosy focal point, making this an ideal entertaining and family space throughout the year.

The superb dining kitchen is the heart of this lovely home. Beautifully presented and boasting a superb range of grey eye and base level units and drawers with wood effect preparation surfaces complemented by a contrasting grey central island providing additional hidden storage and seating. Integrated appliances include a Zanussi fridge-freezer, a double oven, a four-ring gas hob, extractor unit and dishwasher. The room further benefits from two Velux windows, a semi vaulted ceiling and patio doors leading directly onto the garden. A utility room off provides further useful storage with fitted cupboards housing the boiler, a sink and drainer unit, plumbing for a washing machine and side door access to the driveway.

To the first floor, the landing is a good size and houses the airing cupboard. The principal bedroom is a well proportioned double room with a window to the side, fitted sliding wardrobes and an en-suite shower room with an opaque glazed window, part tiled walls, wood laminate effect flooring, a double shower enclosure, pedestal wash hand basin and a WC. Bedrooms two and three are also double rooms, with space for wardrobes and a window each. Bedroom four is currently used as a dressing room. The family bathroom is well presented and provides a panelled bath with shower over, a pedestal wash hand basin and a WC, an opaque glazed window, wood laminate effect flooring and part tiled walls.







Outside

The property features a stone frontage with slabbed pathway leading to the front door with a storm porch over. A tandem driveway provides parking for two vehicles and access to the single garage, which benefits from power and lighting. The rear garden has been beautifully landscaped for ease of maintenance and entertaining, featuring a large patio area accessed from both the garden room and kitchen, with an artificial lawned area, raised decking and a pergola seating area to the rear.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Harborough District Council

Tax Band: E

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

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

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

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

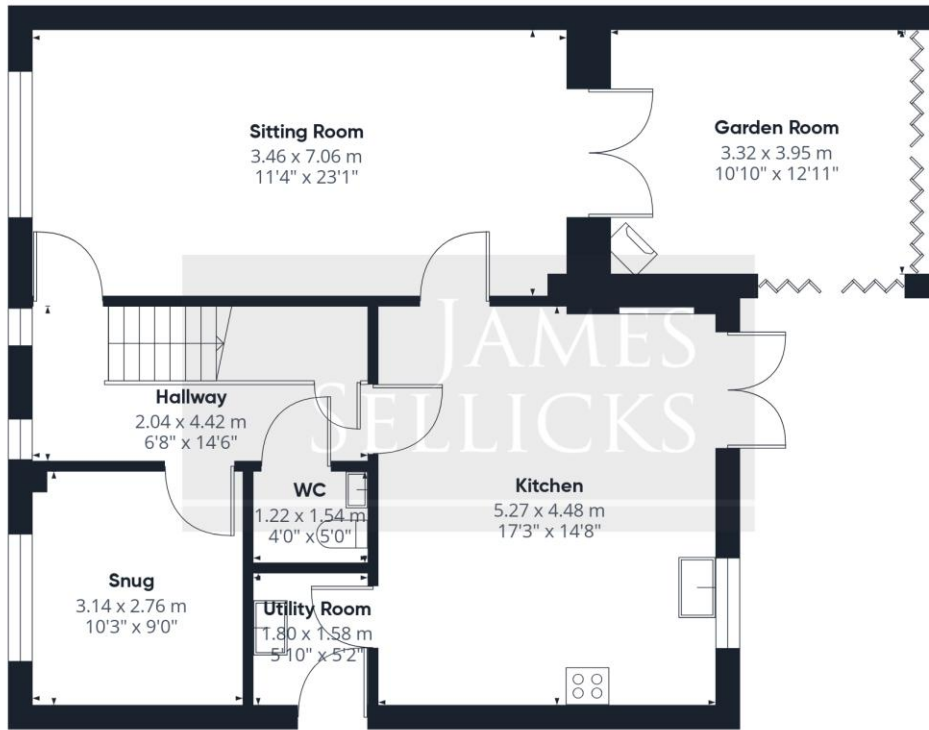
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.

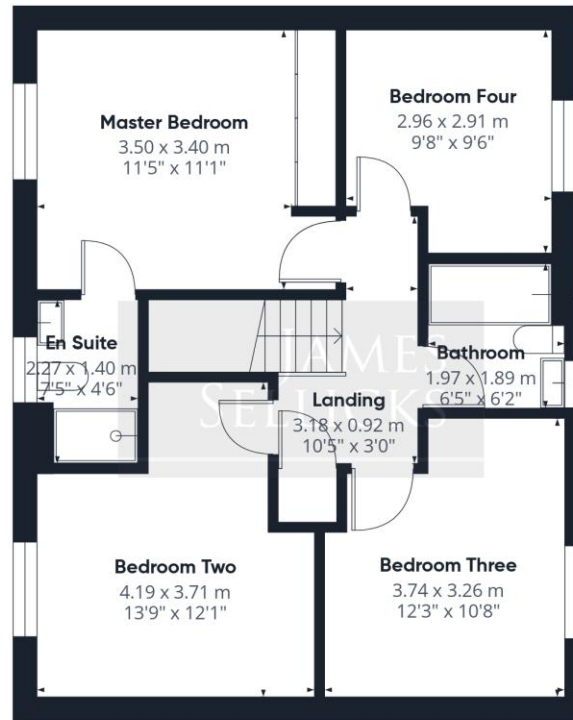








Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
160.3 m²
1723 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		85	94

England & Wales EU Directive 2002/91/EC

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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.

