

JAMES SELICKS

18 BEEBY ROAD

SCRAPTOFT
LEICESTERSHIRE
LE7 9SG

GUIDE PRICE £475,000



Occupying a generous corner plot within this highly sought after village, this beautifully extended four-bedroom detached family offers spacious, versatile accommodation complemented by an impressive rear garden, extensive parking and a double garage.

Entrance hall • cloakroom • two reception rooms • utility room • kitchen • principal bedroom • en-suite • three further bedrooms • bathroom • loft room • walled front garden • good-sized rear garden • extensive rear driveway • substantial double garage • lean-to storage area • garden shed • EPC - D

Location

Scraptoft is surrounded by some of Leicestershire's most attractive rolling countryside whilst being located just four miles east of the city, providing excellent access to the professional quarters and mainline railway station. Day-to-day shopping can be found within the village itself, along the Uppingham Road and at the Tesco superstore at nearby Hamilton. Excellent local schooling is available in the area including the popular Ferndale primary.

Accommodation

The property is entered via a spacious and welcoming entrance hall featuring attractive wood-effect laminate flooring, housing the stairs to the first floor, a useful understairs storage cupboard and a ground floor cloakroom. The front reception room is a beautifully proportioned space featuring wood-effect laminate flooring, a charming bay window to the front with plantation shutters and an attractive open fireplace. Patio doors open directly onto a covered seating area, creating an effortless connection between the indoor and outdoor living spaces. The fireplace is open through to the second reception room, providing a wonderful flow between the areas.

The second reception room has been thoughtfully extended to create an additional versatile living space, with windows to both the front and rear alongside a door opening onto the rear garden. Above this extension is a useful loft room, accessed internally and benefiting from two Velux windows together with useful eaves storage, making it ideal as a home office, hobby room or general storage space.

Positioned off the entrance hall is a particularly generous utility room, fitted with an extensive range of eye and base level storage units together with space and plumbing for both a washing machine and fridge freezer. A rear lobby provides a practical everyday entrance, ideal for those parking on the rear driveway. The kitchen is well-appointed and enjoys a dual aspect, allowing for an abundance of natural light. Fitted with a comprehensive range of eye and base level units and preparation surfaces, it incorporates a Rangemaster cooker with gas and electric ovens, an extractor canopy above and an integrated Smeg dishwasher, creating an excellent space for both everyday family life and entertaining.

The spacious first floor principal bedroom has dual aspect windows to the rear and side elevations and is complemented by an en-suite comprising a corner shower enclosure, low flush WC and wash hand basin, finished with fully tiled walls. Bedroom two is another excellent double, enjoying a bay window to the front with attractive wood panelling and fitted double wardrobes. Bedroom three is also a comfortable double, positioned to the rear and featuring fitted double wardrobes. Bedroom four is a generously sized single, currently used as a home office, with a front-facing window and a useful built-in storage cupboard. The family bathroom is generously proportioned and fitted with a panelled bath with shower over, low flush WC and wash hand basin, complemented by part tiled walls.







Outside

The property is approached via an attractive walled front garden, with gated side access leading through to the rear. Both generous in size and beautifully arranged over a series of terraced levels, the rear garden is a particular feature of the home. A covered seating area adjacent to the property provides the perfect place to relax whilst enjoying views across the garden, whilst further down a pergola creates an additional entertaining area.

To the rear is an extensive driveway providing off-road parking for approximately four vehicles, leading to a substantial double garage with power, lighting and a useful lean-to storage area. A garden shed provides additional external storage, completing this exceptional space.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

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

Services: All mains services, gas-fired central heating and a water meter.

Broadband delivered to the property: Fibre, 32mbps.

Construction: Believed to be part solid/part cavity brick built.

Wayleaves, Rights of Way & Covenants: Maintain fences, No noisy businesses.

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

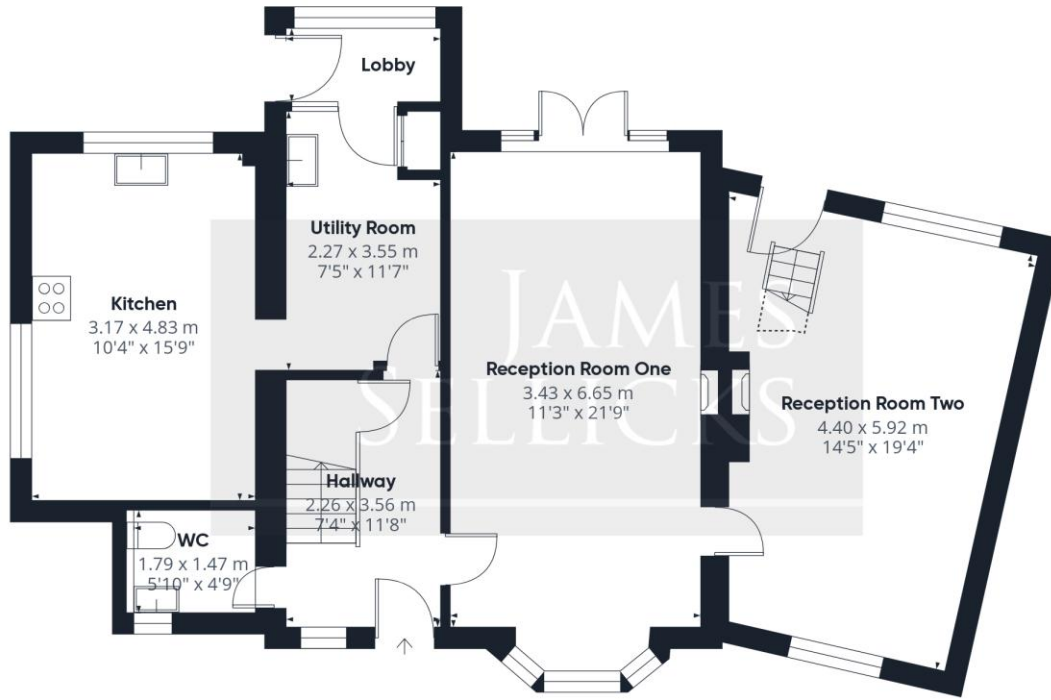
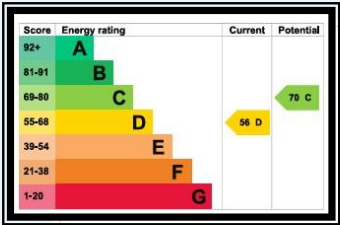
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.

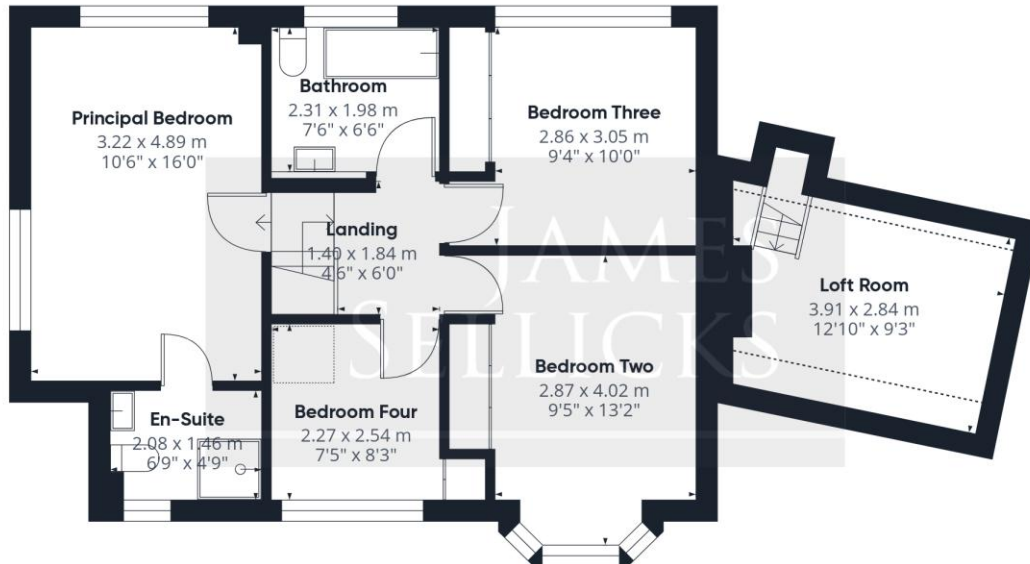




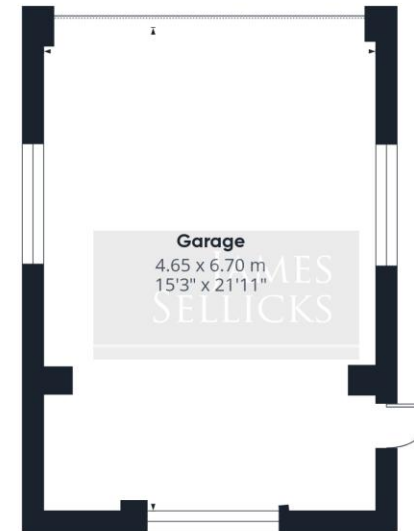




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

JAMES
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Approximate total area⁽¹⁾

178 m²

1917 ft²

Reduced headroom

2.6 m²

27 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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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.

