

JAMES SELICKS

10 MOUNT VIEW ROAD

SCRAPTOFT
LEICESTERSHIRE
LE7 9XP

GUIDE PRICE: £495,000



Welcome to this beautifully presented four bedroom detached home built in 2018, where thoughtful design and modern comfort come together throughout.

Entrance hall • cloakroom • sitting room • dining room • spacious dining kitchen • utility room • master bedroom • en-suite • bedroom two • en-suite • two further bedrooms • family bathroom • tandem driveway • single garage • landscaped rear south-facing garden • EPC - B

Location

Scraptoft village lies 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 property is entered via an inviting hallway laid with stylish wood-effect tiled flooring, housing a useful understairs cupboard and a convenient ground-floor cloakroom. The main sitting room continues the wood-effect flooring, creating a warm and seamless flow. Patio doors draw in plenty of natural light and open directly onto the rear garden. Adjacent to this space is a generous second reception room perfectly suited as a dining room, cosy snug, or study, giving the ground floor great versatility.

At the heart of the home is the spacious dining kitchen, designed with everyday life and entertaining in mind. A second set of patio doors opens to the garden, enhancing the bright and airy feel. The space features clean white tiled flooring and a comprehensive range of chalk-grey eye and base level units and drawers with ample white preparation surfaces. Integrated appliances include a Zanussi fridge/freezer, dishwasher, double oven, five-ring gas hob and a stainless-steel extractor. A compact utility room continues the same cabinetry and worktops for a unified look and offers plumbing for a washing machine and tumble dryer.

To the first floor, the generous landing houses an airing cupboard and leads to the four well-proportioned bedrooms. The master boasts fitted double wardrobes and a three piece en-suite. Double bedroom two has double fitted wardrobes and an en-suite. Bedroom three is also a double, with a triple fitted wardrobe, and Bedroom four, originally a double is now arranged as a single with sleek sliding mirrored wardrobes. A modern family bathroom serves the remaining rooms.

Outside

The front of the property features decorative shrubs and a small path leading to the entrance, while a tandem driveway to the side provides parking for two vehicles and gives access to a single garage equipped with power, lighting and a personal door to the garden. The south-facing rear garden has been thoughtfully landscaped for low-maintenance enjoyment, offering predominantly AstroTurf lawn, a defined patio area, raised planted borders and the added practicality of an external power point. The home is further enhanced by an installed ADT alarm system for additional peace of mind.

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: BT Connect & Virgin

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.

Accessibility: Two-storey property, no specific accessibility notifications made.

Planning issues: None our Clients are aware of.









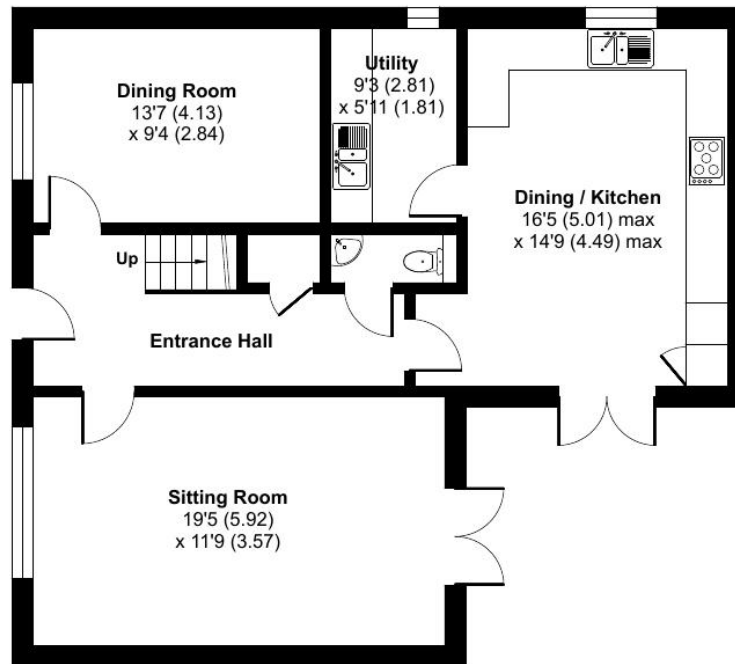
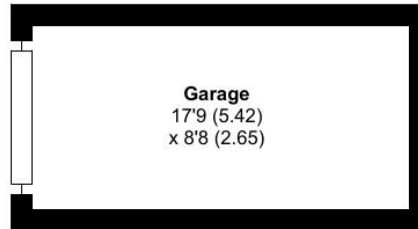
Mount View Road, Scraptoft, Leicester, LE7

Approximate Area = 1580 sq ft / 146.7 sq m

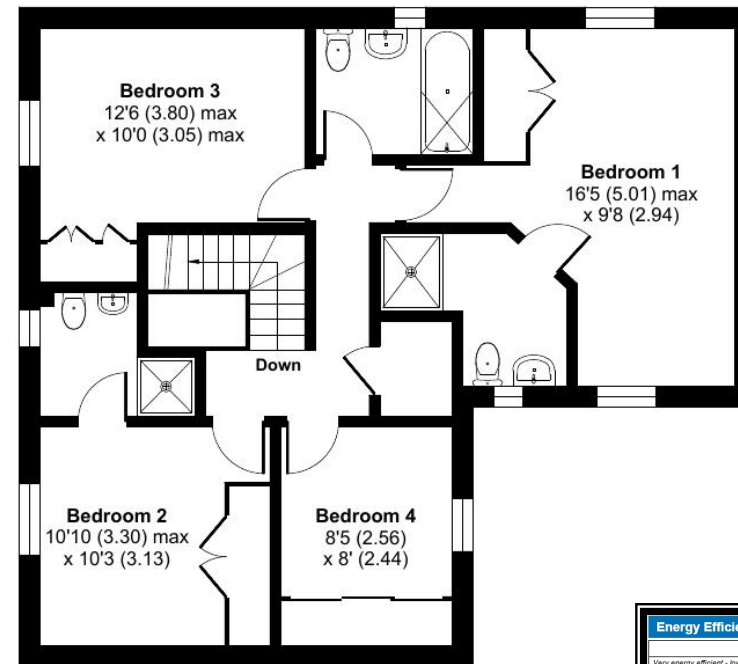
Garage = 155 sq ft / 14.3 sq m

Total = 1735 sq ft / 161 sq m

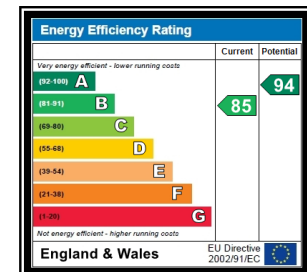
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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.



JAMES SELICKS

