JAMES SELLICKS

31 Facers Lane

SCRAPTOFT
LEICESTER
LE7 9FS

Guide Price £155,000



A well-presented and deceptively spacious one-bedroom home, offering an interesting and versatile layout, situated in the popular village of Scraptoft. With a mezzanine level, Juliet balcony and allocated parking, the property would make an ideal purchase for first-time buyers or investors.

Well-presented one-bedroom home in popular village • spacious open plan living kitchen with vaulted ceiling • mezzanine level, Juliet balcony & allocated parking • generous ground floor double bedroom • modern shower room with utility area • fitted kitchen with integrated oven & hob • ideal first-time purchase or investment opportunity • EPC - C

Location

Scraptoft is located approximately four miles east of Leicester city centre. It is a small village with local amenities including a parish church, village store, post office, news agents, with a wider range of shopping facilities found along the Uppingham Road and within Leicester city.

Accommodation

The property is entered via a front door into an entrance hallway with useful understairs storage and stairs rising to the first floor. The ground floor accommodation includes a spacious double bedroom, with a window providing plenty of natural light. The shower room is fitted with a corner shower enclosure, pedestal wash hand basin and low flush WC, with contrasting tiled splashbacks, wood-effect flooring and a utility area providing additional storage, preparation surfaces and a washing machine.

To the first floor is a bright and spacious open plan living kitchen, featuring a vaulted ceiling which creates a wonderful sense of space. The kitchen area is fitted with a range of wood-effect eye and base level units and drawers, contrasting preparation surfaces, a stainless steel sink with mixer tap, an integrated electric oven with hob and extractor hood over, and a fridge-freezer. Wood-effect herringbone flooring complements the kitchen area, whilst the living space is carpeted and enjoys a window and French doors opening onto a Juliet balcony.

A ladder leads to a mezzanine level overlooking the living accommodation, providing useful additional space, ideal for a home office or storage.

Outside

The property is approached via a pathway bordered by established hedging and communal lawned areas. An allocated parking space is provided within the development.

Tenure: Freehold.
Local Authority: Harborough District Council
Tax Band: A
Listed Status: None.
Conservation Area: None.
Construction: Believed to be cavity wall.
Cladding: None our Vendor is aware of.
Services: Offered to the market with all mains services and gas heating.
Broadband delivered to the property: Unknown.
Accessibility: There is no lift.
Wayleaves/Rights of Way/Covenants: None out of the ordinary.
Annual Parking Fee : To be confirmed.

















Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamessellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamessellicks.com

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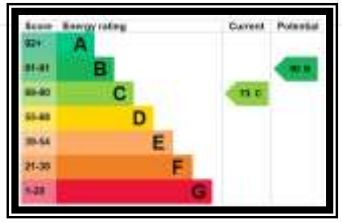
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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.









Approximate total area(1)
38.9 m²
419 ft²

Reduced headroom
0.7 m²
8 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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