



JAMES  
SELLICKS

117 STATION LANE

SCRAPTOFT, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES





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## 117 Station Lane

Scraptoft, Leicestershire LE7 9UG

Positioned on an extensive plot bordering fields to two sides, a spacious chalet style property, largely extended to accommodate multi-general family living, and is considered suitable for further redevelopment (subject to necessary planning consents).

Porch | entrance hall | front sitting room | ground floor bedroom | utility/second kitchen | ground floor bathroom | side entrance hall | rear sitting room | dining room | breakfast kitchen | three double bedrooms | further bathroom | large driveway | tandem garage | deep lawned rear gardens | timber stable | EPC - D

### LOCATION

Scraptoft is located approximately four miles east of Leicester city centre, providing excellent access to the professional quarters and mainline railway station. Local day-to-day shopping can be found within the village itself and along the Uppingham Road with a superstore at nearby Hamilton. Excellent local schooling is within walking distance and the property is within the catchment for the renowned Gartree and Beauchamp Colleges at nearby Oadby.

### ACCOMMODATION

The property is entered via uPVC double doors into a porch and glazed inner door into the hall. The front sitting room has a gas living flame effect fire and two uPVC double glazed windows to the front and side. The ground floor bedroom has a uPVC double glazed bay window to the front. A utility room/second kitchen has a range of eye and base level units, stainless steel sink, gas cooker point, plumbing for washing machine and dishwasher, space for condenser dryer and a uPVC double glazed window and door to side. A ground floor bathroom provides a white four piece suite comprising low flush WC, trough sink with drawers beneath, panelled bath with shower

attachment over and a double shower cubicle with fixed and flexible shower heads, Worcester wall mounted boiler and a uPVC double glazed window to the side. A side entrance hall houses a large walk-in storage cupboard and the second Honeywell boiler. The rear sitting room has a gas fire, two leaded windows to the side and double glazed sliding patio doors to the rear. The dining room has a double glazed window to the rear and a further window to the side. The breakfast kitchen has a good range of oak eye and base level units, a double oven with four-ring gas hob with extractor unit above, a polycarbonate one and a quarter bowl sink with mixer tap over, integrated fridge-freezer, plumbing for automatic washing machine and dishwasher, electric plinth heater and a double glazed window to the side.

To the first floor a landing with a double glazed window to the rear and gives access to the master bedroom which has built-in walk-in wardrobes and a uPVC double glazed window to front. Bedroom two has a uPVC double glazed window to the front. Bedroom three has a double glazed window to the rear. The bathroom providing a white four piece suite comprising a low flush WC, bidet, inset wash hand basin on a marble plinth with cupboards/drawers beneath, a panelled bath with shower over and a double glazed window to rear.

### OUTSIDE

To the front of the property is a large gravelled driveway with a planted centre oasis providing access to a tandem garage. To the rear of the property are lawned gardens with paved patio areas and a timber stable.

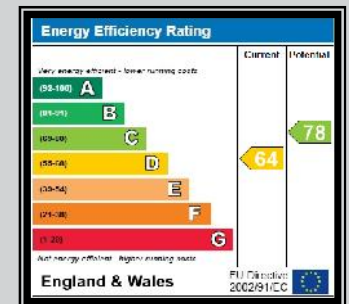
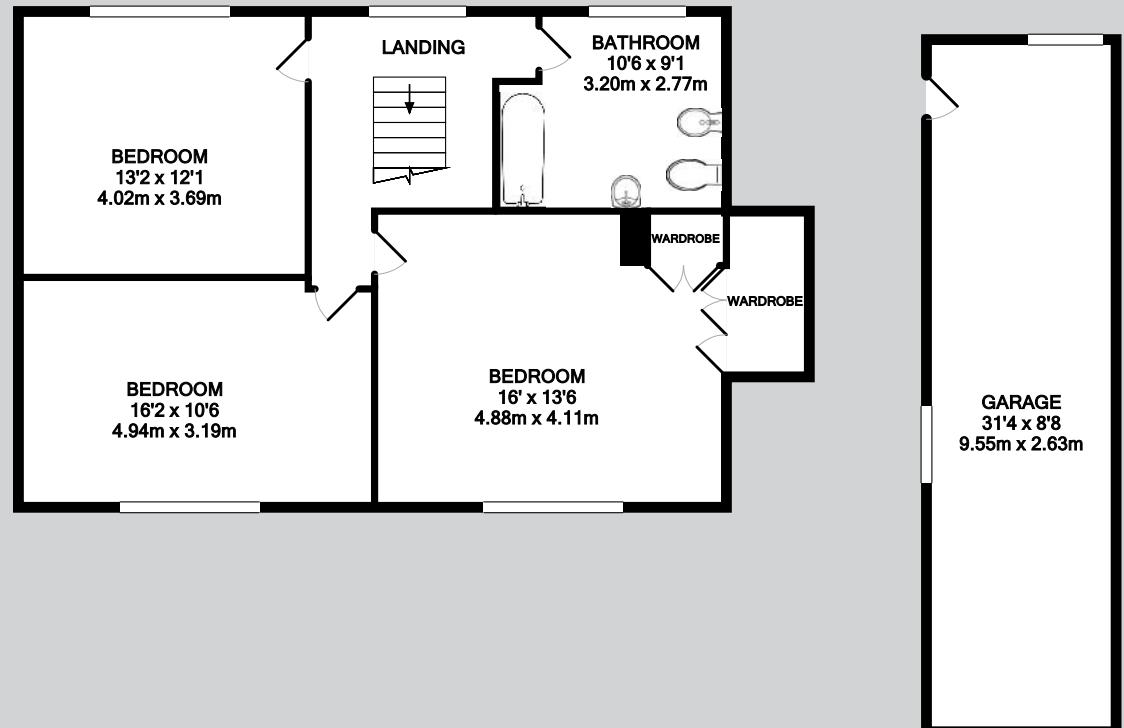
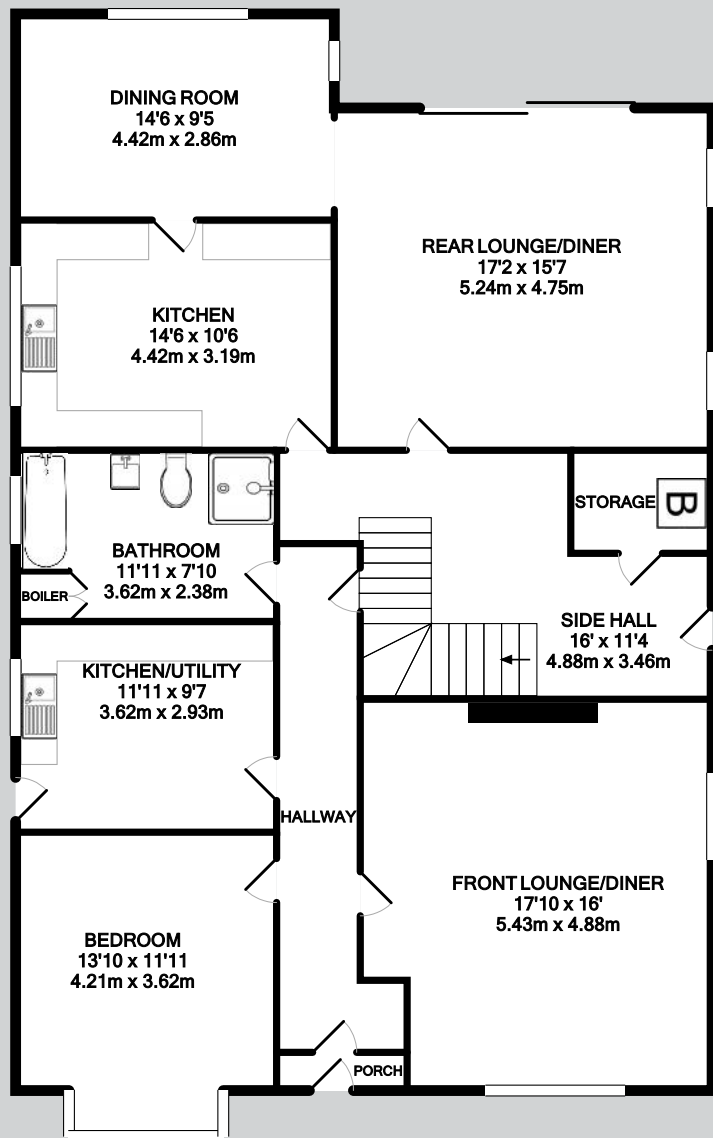
### DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction bearing left at the traffic light complex just before the Trocadero petrol station continuing along Scraptoft Lane for its entirety and eventually taking the third exit at the mini roundabout into Station Lane where the property can be located on the right hand side.









**117 Station Lane, Scraftoft, Leicestershire LE7 9UG**

Total Approximate Gross Internal Floor Area = 2511 SQ FT / 233 SQ M

Measurements are approximate.  
Not to scale. For illustrative purposes only.





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**Measurements 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.