

11 LETICIA AVENUE

SCRAPTOFT, LEICESTERSHIRE



**JAMES
SELICKS**

ESTATE AGENTS & CHARTERED SURVEYORS

SALES LETTINGS SURVEYS MORTGAGES



11 Leticia Avenue

Scraptoft
Leicester
LE7 9SU

Positioned on this select development, boasting a superb approach into the Avenue with Scraptoft Hall and All Saints Church situated in the background, this property was constructed in 2015 by Messrs Davisons Homes and has subsequently been upgraded and extended by the current owners, offering stylish kitchen and bathrooms presented to an immaculate standard.

Entrance hall | cloakroom | sitting room | family room | extended living kitchen | utility room | three first floor bedrooms | dressing area | en-suite | family bathroom | two second floor bedrooms | additional bathroom | gated driveway | double garage | 'L' shaped lawed rear garden | EPC-C

LOCATION

The village of Scraptoft is located approximately four miles to the 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 nearby Uppingham Road with a Tesco superstore at nearby Hamilton. Excellent local schooling is within walking distance. The property is within the catchment for the renowned Gartree and Beauchamp Colleges at nearby Oadby.

ACCOMMODATION

The majority of the ground floor accommodation has solid wood flooring, and is entered via a double glazed front door with full height windows to the sides leading into an entrance hall with understairs storage cupboard. The cloakroom provides low flush WC and wash hand basin. The sitting room has inset ceiling spotlights and uPVC double glazed bay window to the front elevation. The family room has inset ceiling spotlights and uPVC double glazed bay window to the front elevation. The extended living kitchen has a range of contemporary eye and base level units with large island unit, breakfast bar and quartz preparation surfaces, undermounted one and a quarter bowl sink with chrome mixer tap over and waste disposal unit beneath, AEG fan assisted oven and further microwave combination oven, five-ring gas hob, glass and a stainless steel canopy extractor over, integrated fridge, freezer and dishwasher, two double glazed Velux windows and two uPVC double glazed patio doors to rear elevation. A utility room provides a range of base level units, stainless steel sink unit, plumbing for automatic washing machine, space for tumble dryer, Ideal wall mounted boiler and double glazed door to side elevation.





The first floor landing has a uPVC double glazed window to the front, stairs to the first floor and airing cupboard. The master bedroom has inset ceiling spotlights, a uPVC double glazed window to the front, a dressing area with built-in wardrobes and a uPVC double glazed window to the rear, and an en-suite shower room with a white three piece suite comprising Villeroy & Boch sanitary ware, a low flush WC, pedestal wash hand basin and double shower cubicle, uPVC double glazed window to the rear elevation. Bedroom two has built-in wardrobes and uPVC double glazed window to the rear. Bedroom three has built-in wardrobes and uPVC double glazed window to the rear. The family bathroom provides a white three piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower attachment over, Villeroy & Boch sanitary ware and a uPVC double glazed window to the rear.

To the second floor a landing with a double glazed Velux window to the rear elevation leads to bedroom four which has built-in wardrobes, a uPVC double glazed window to the side and a double glazed Velux rooflight. Bedroom five has solid wood flooring and a double glazed Velux rooflight to the front. An additional bathroom completes the accommodation, having Villeroy & Boch sanitary ware and a white three piece suite comprising low flush WC, pedestal wash hand basin, double shower cubicle and a uPVC double glazed rooflight to the rear.

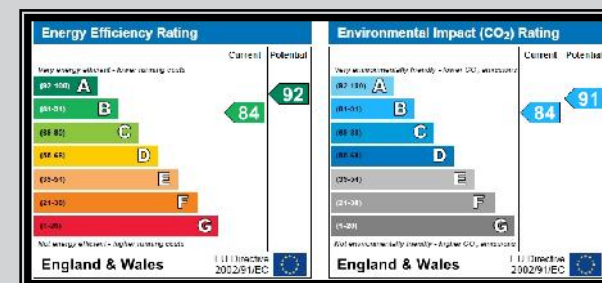
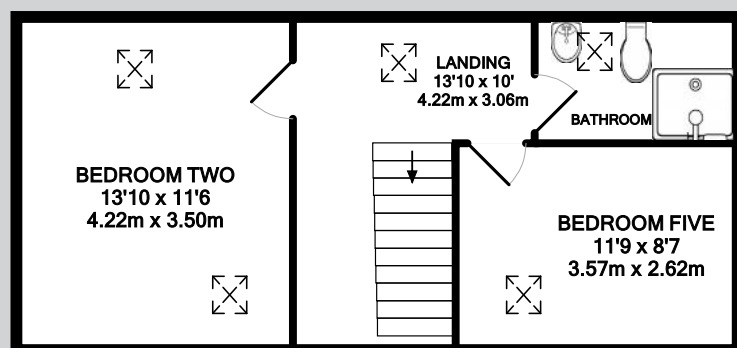
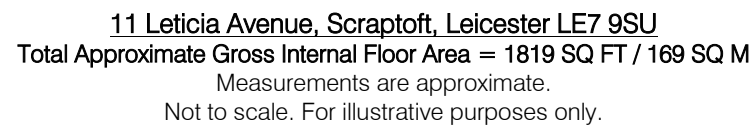


OUTSIDE

The property is approached via a twin five-bar gates with lawned gardens behind hedging. A tarmac driveway provides access to a brick built double garage with electrically operated door. To the rear of the property are paved patio entertaining areas, 'L' shaped lawned gardens with attractive views over the All Saints Parish Church.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction, bearing left at the Shell Trocadero onto Scraftoft Lane, continue along this road, passing The White House public house, over the next roundabout into Covert Lane and first left into Leticia Avenue where the property can be located a little way down on the left hand side.





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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.

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