

FOR SALE



SCRAPTOFT LANE LEICESTER LE5 2HS

£350,000

FEATURES

- No chain
- Sought after location
- Kitchen / Diner
- Utility Room
- Spacious garden
- Freehold
- Three Bedroom Semi Detached
- Lounge
- 17 ft outbuilding / games room
- Off road parking for 3 cars



 **SETHS**

3 Bedroom Semi - Detached House for sale in LE5

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor

LOUNGE

11'3" x 10'11"

Carpeted, radiator, uPVC double glazed window

KITCHEN / DINER

17'9" x 13'0"

Wall and base units with worktops over, space for range-master cooker, extractor hood, sink with mixer tap and drainer, integrated fridge / freezer, radiator, space for dining table, laminate flooring, partly tiled walls, door leading to utility room, storage pantry, sliding patio door to rear garden

UTILITY ROOM

19'1" x 4'4"

Laminate flooring, plumbing for washing machine, skylight window, uPVC double glazed window

DOWNSTAIRS WC

WC, wash hand basin with mixer tap and splashback tiles, laminate flooring, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

10'11" x 10'4"

Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2

12'7" x 10'3"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'11" x 7'3"

Carpeted, radiator, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, walk-in shower cubicle, tiled flooring, tiled walls, radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a graveled driveway with space for 3 cars. To the rear of the property is large garden mainly laid to lawn. There is the added benefit of a spacious outbuilding / games room along with a wooden decking area ideal for outdoor dining.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: C

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

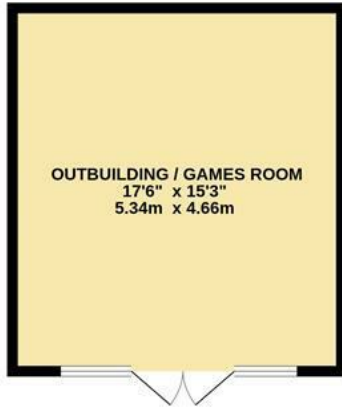
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

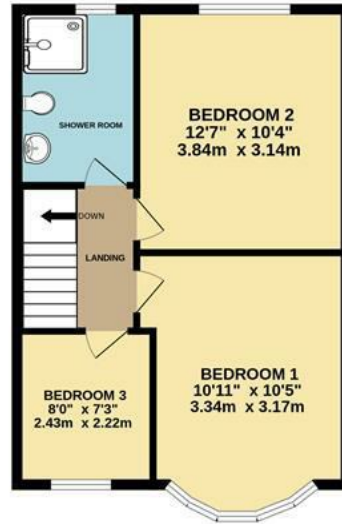
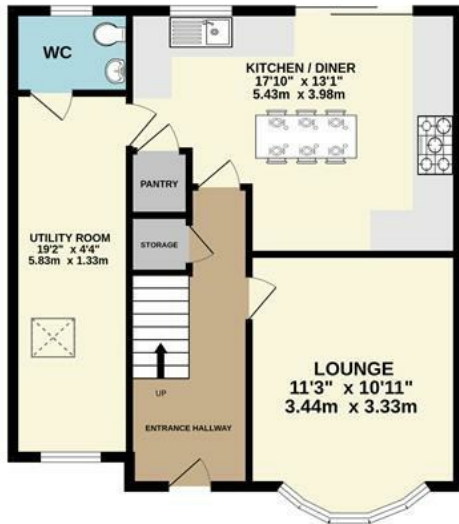


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Call us on
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

