



 4
Bedrooms

 2
Bathrooms



Kings are excited to present this well presented four-bedroom detached house on Wheelband Way in the Scraptoft area. This property benefits from an impressive layout as the property is only four years old, the ground floor consists of a large living room stretching from the front to the rear of the property, a separate reception room/office space, downstairs wc, large kitchen/diner and separate utility room. The first floor consists of four spacious bedrooms including three doubles and one single, including one en-suite and a family bathroom. This property is located in the newly built Scraptoft area adding to the benefits being found down a quiet road, within close proximity to local stores, supermarkets, places of worship and surrounding areas including Thurnby Lodge and Netherhall.

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As you enter the property you initially make your way through the entrance hallway providing access to each ground floor room individually. The living room is found to the left as you enter the property stretching from the front to the rear of the property consisting of hardwood flooring, front and rear double-glazed windows and additional access to the kitchen/diner. The second reception room is currently being used as an office space adding convenience to the property for the owner. The kitchen/diner is found at the rear of the property stretching out further than the living room creating a spacious meeting area, with access to a utility room, the kitchen consists of fitted modern worktops and storage cupboards, integrated appliances including an oven/hob, dishwasher, microwave and fridge/freezer, the room also has enough room for a large dining table as well as double door garden access. The ground floor is also rounded off by a separate storage cupboard and downstairs wc.

As you ascend the stairway you are met with a spacious landing area providing access to each bedroom and the family bathroom. Bedroom one is located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, integrated wardrobes, wall mounted radiator and access to an en-suite. Bedroom two is a double bedroom located at the rear of the property consisting of carpeted flooring, integrated wardrobes, rear facing double-glazed window and a wall mounted radiator. Bedroom three is a double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, integrated wardrobe and a wall mounted radiator. Bedroom four is a single bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and a wall mounted radiator. The family bathroom is located at the rear of the property consisting of tiling throughout, a bath/shower, sink, toilet and rear facing double-glazed window.

This property is ideal for large families and first time buyers looking for their next home, benefiting from gas central heating, double-glazing throughout, being a newly built house and only being four years old, a single garage, double driveway, spacious rooms and multiple bathrooms. Available by appointment only. Call Kings now!!!!
0116 352 7012

Property Info

Ground Floor

Living Room: 7.08m x 4.59m (23'3" x 15'1") – stretching from the front to the rear of the property consisting of hardwood flooring, a front and rear facing double-glazed window, wall mounted radiator and access to the kitchen/diner

Reception Room: 2.78m x 3.14m (9'1" x 10'4") – currently being used as an office located at the front of the property consisting of hardwood flooring, a front facing double-glaze window and a wall mounted radiator

Kitchen/Diner: 4.48m x 5.17m (14'8" x 17') – found at the rear of the property stretching out further than the living room creating a spacious meeting area, with access to a utility room, the kitchen consists of fitted modern worktops and storage cupboards, integrated appliances including an oven/hob, dishwasher, microwave and fridge/freezer, the room also has enough room for a large dining table as well as double door garden access

Utility Room: 1.57m x 1.80m (5'2" x 5'11") – access via the kitchen/diner consisting of fitted worktop and storage cupboard, tiled flooring and side access to the driveway

First Floor

Bedroom One: 4.00m x 3.50m (13'1" x 11'6") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, integrated wardrobes, wall mounted radiator and access to an en-suite

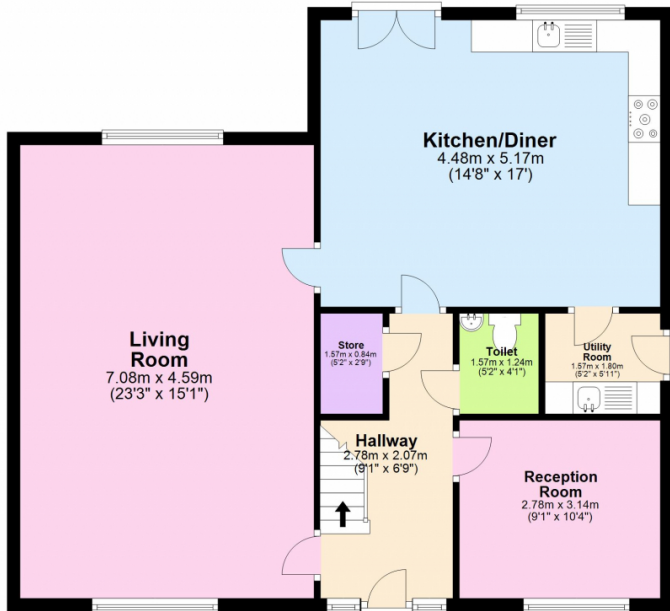
Bedroom Two: 3.26m x 3.11m (10'8" x 10'2") – double bedroom located at the rear of the property consisting of carpeted flooring, integrated wardrobes, rear facing double-glazed window and a wall mounted radiator

Bedroom Three: 2.78m x 2.11m (9'1" x 6'11") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, integrated wardrobe and a wall mounted radiator

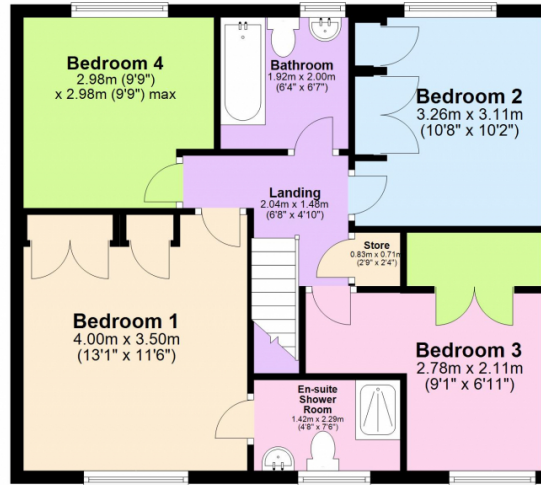
Bedroom Four: 2.98m x 2.98m (9'9" x 9'9") – single bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and a wall mounted radiator

Bathroom: 1.92m x 2.00m (6'4" x 6'7") – located at the rear of the property consisting of tiling throughout, a bath/shower, sink, toilet and rear facing double-glazed window.

Ground Floor
Approx. 80.3 sq. metres (864.8 sq. feet)



First Floor
Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 138.0 sq. metres (1485.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

