



Scraptoft Lane

Humberstone, Leicester, Leicestershire,
LE5 1HX

£320,000

Deceptively spacious & IMMACULATELY presented family home in a very SOUGHT AFTER location. Renovated throughout with no expense spared, Potential to further develop subject to Planning and Regulations. Internal viewings are essential



Property Features

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Full Description

Deceptively spacious & IMMACULATELY presented family home in a very SOUGHT AFTER location. Renovated throughout with no expense spared.

This spacious double bay fronted residence was built in the 1930's and retains some of its original features including stain glass windows and front door. has been fully modernised throughout by contemporary fixtures and fittings. The property consists Lounge and Diner, Modern fitted Kitchen with full integrated appliances, Cloakroom, x3 Double Bedrooms and Family Bathroom, Integral Garage with electric up and over door, Large garden to the rear which is fantastic for entertaining Family or Friends. There is potential to extend to the side above the garage currently sits Subject To Planning Permission.

Located just on Scraftoft Lane which provides excellent

transport links to and from Leicester City Centre.

Close to Rowllatts Hill Primary School/Al-Aqsa Schools Trust/Thurnby Lodge Primary Academy.

Close to local amenities located on Uppingham Road and close situated to Tesco Hamilton Superstore.

Internal viewings are essential

FRONT LOUNGE

11' 5" x 11' 8" (3.50m x 3.58m)

uPVC double glazed bay window to the front, Radiator, Ceiling light, Living flame gas fire, Carpet laid to floor.

LOUNGE/DINER

13' 1" x 11' 8" (4.00m x 3.58m)

uPVC double glazed patio leading to Conservatory, Radiator, Ceiling light, Carpet laid to floor.

CONSERVATORY

16' 3" x 9' 7" (4.96m x 2.94m)

uPVC double glazed windows facing the side and rear, radiator, tiled floor, double glazed French door opening to the rear garden.

KITCHEN/BREAKFAST ROOM

18' 9" x 16' 4" (5.72m x 5.00m)

uPVC double glazed window facing the rear, radiator, Ceramic sink unit. Fitted with a range of wall, base and drawer units with work surface over, tiled splash backs, tiled floor, double glazed French doors opening to the rear garden. Integrated dishwasher and Rangemaster



with cooker hood over.

W/C

4' 3" x 2' 8" (1.30m x 0.83m)

Wash hand basin, low level WC, complimentary floor and wall tiling.

BEDROOM 1

11' 5" x 10' 8" (3.50m x 3.27m)

uPVC double glazed bay window, Wood panel door, Radiator, Ceiling light, Fitted wardrobe, Carpet laid to floor.

BEDROOM 2

13' 1" x 11' 7" (4.00m x 3.55m)

uPVC double glazed bay window, Wood panel door, Radiator, Ceiling light, Fitted wardrobe which houses Combi boiler, Carpet laid to floor.

BEDROOM 3

8' 5" x 7' 5" (2.57m x 2.27m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

BATHROOM

9' 8" x 6' 3" (2.97m x 1.91m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling/Inset lights, Ceramic tiles laid to floor, Full tiled walls, 5 piece Bathroom suite Plastic panel bathtub with Chrome mixer tap, Walk in shower cubicle, Low level W/C, Bidet and Inset wash basin with Chrome mixer tap.



GARAGE

19' 4" x 11' 2" (5.91m x 3.42m)

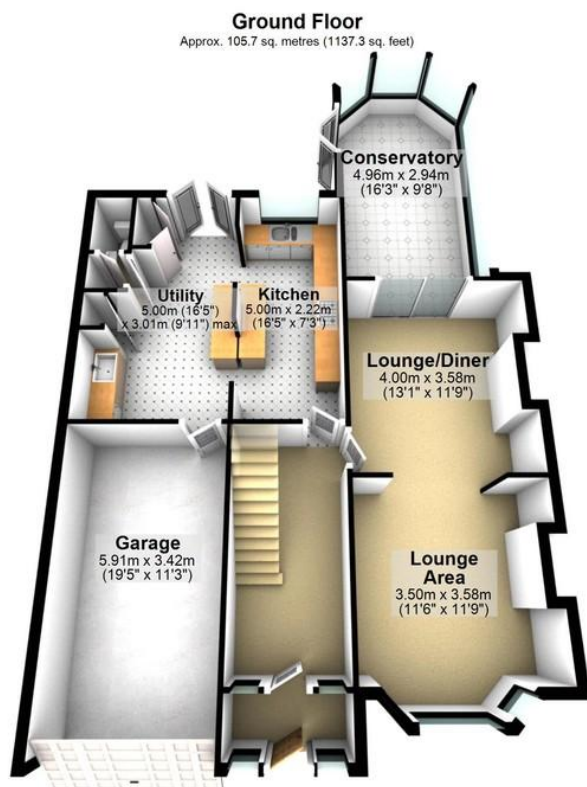
The integral garage has both power and lighting and an up and over door opening to the driveway.

OUTSIDE

To the front there is off road parking for several vehicles located at the front of the property.

To the rear of the property is a spacious garden with decked patio which leads to the lawn with established greenery and shrubs.





Total area: approx. 149.1 sq. metres (1605.3 sq. feet)

Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

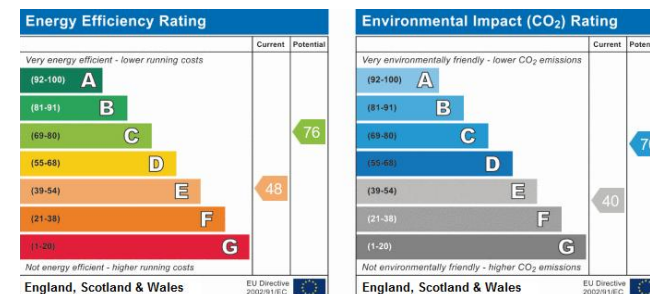
A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band

Viewings: By appointment only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

