



# READINGS

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Padgate Close  
Scrptoft, LE7 9UL

**£550,000**



## Padgate Close

, Scraftoft, LE7 9UL

This beautifully extended family home sits on a generous 0.18-acre plot and features a driveway with ample parking, a detached double garage, and a rear garden that backs onto fields. It's an opportunity not to be missed.

The house includes modern comforts such as uPVC double-glazed windows, gas central heating from a modern boiler and solar panels to reduce energy bills.

The accommodation comprises an entrance hall, a downstairs WC, and a spacious lounge with windows to the front and doors to the rear garden. The superb open-plan kitchen and dining area lead to an extended sitting room at the back. Upstairs, there are four good-sized bedrooms, including a master with en suite shower room, and a separate family bathroom. In excellent condition, this property offers a wonderful space for a family and a great garden to enjoy. It is sure to attract significant interest.

### Property Information

Tenure: Freehold

Local Authority: Harborough District Council

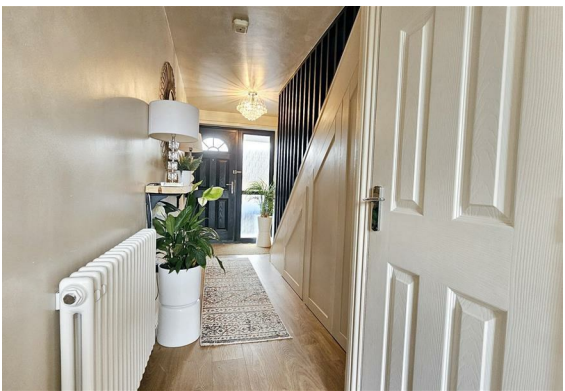
Council Tax Band: E

Type of Construction: Brick with tiled roof

Services: The property is offered to the market with all mains services, gas-fired central heating. Solar panels for hot water only are on a 25 year lease from 30/11/2012.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk





### Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

### Anti Money Laundering

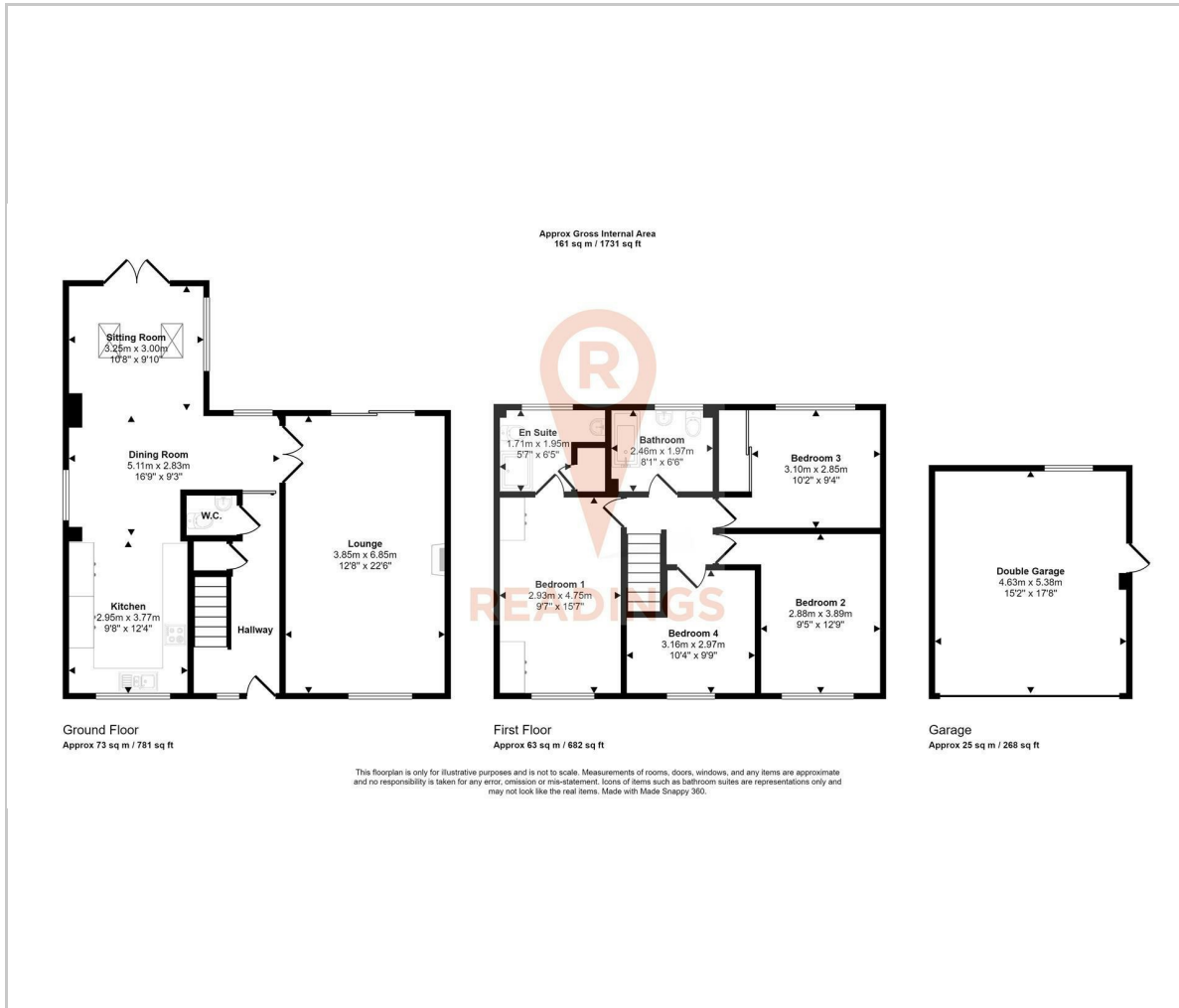
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

### Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



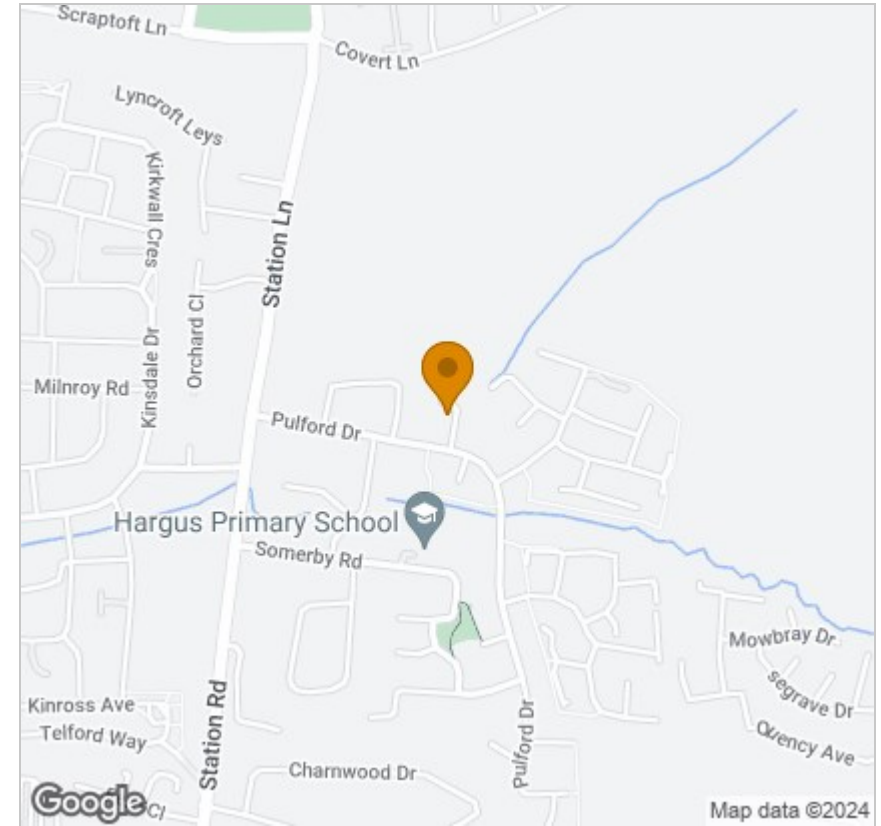
## Floor Plan



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

