



READINGS

www.readingspropertygroup.com



Padgate Close

Scraptoft, Leicester, LE7 9UL

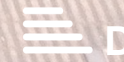
£525,000



2



2



D

Padgate Close

Scraptoft, Leicester, LE7 9UL

This extended detached family home sits on a good-sized plot in a popular cul-de-sac. It's set nicely back from the road with a deep front garden and a generous driveway offering plenty of parking along with a garage. One of the real highlights here is the lovely field views to the rear — perfect for anyone who loves a bit of open space.

Inside, the layout works really well for families. There's a porch and hallway, downstairs WC, a spacious lounge, conservatory, breakfast kitchen, plus a useful utility room. There's also a separate dining room, which could easily double up as a home office or play room if you need that extra space.

Upstairs, there are five well-proportioned bedrooms, with the master having its own en suite shower room, along with a separate family bathroom.

The rear garden is family-sized too. There's also a gate at the back that leads straight onto a path and open fields beyond — great for dog walks or letting the kids explore.

All of this is in a sought-after spot, within the catchment area for well-regarded schools, making it a fantastic choice for families. Homes like this tend to get a lot of interest, so we'd definitely recommend an early viewing to make sure you don't miss out.





Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: D

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

The property is being 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.

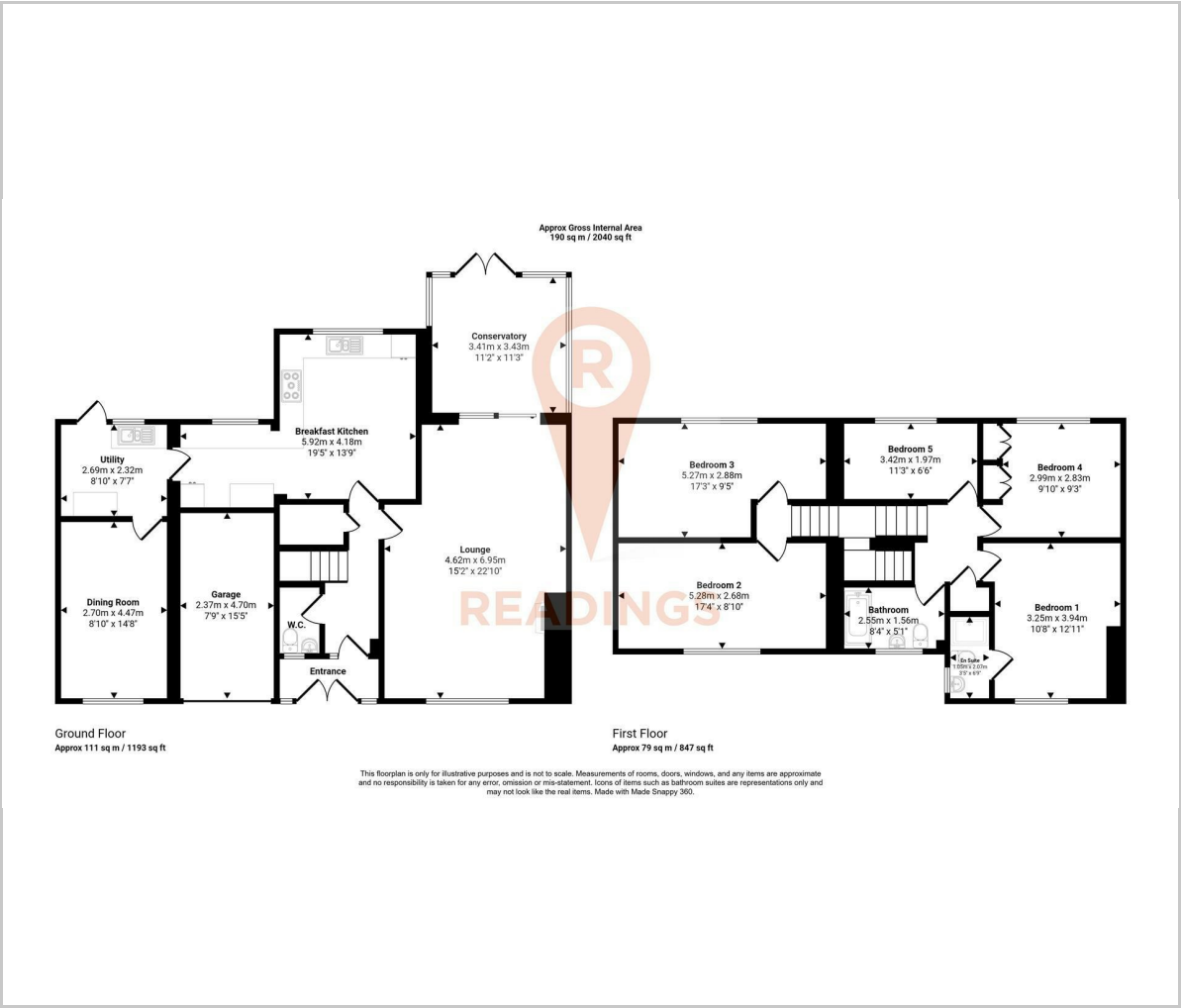
Consumer Protection Legislation

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.

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.

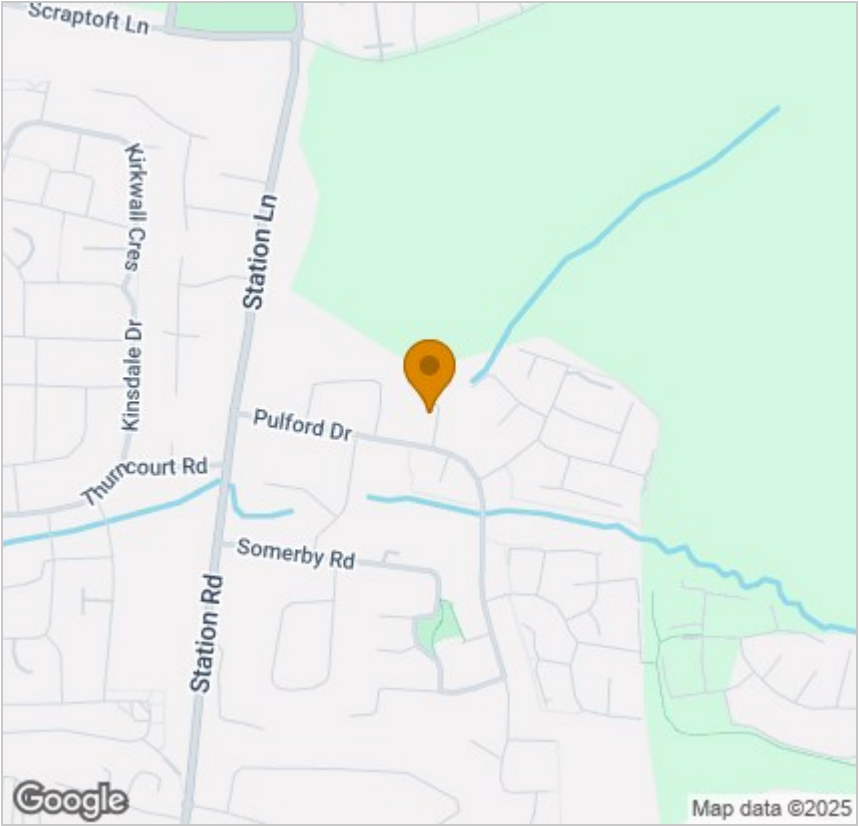
Floor Plan



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

