



READINGS

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Padgate Close
Scraptoft, Leicester, LE7 9UL

£275,000



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From the front, this detached bungalow might not look huge, but step inside and you'll find it's surprisingly spacious! Tucked away in a pleasant spot near the end of the close, this home comes with uPVC double-glazed windows and gas central heating from a modern boiler. It could use a little updating—especially the kitchen—but that's reflected in the price. Inside, there's a handy porch, a good-sized lounge and a breakfast kitchen. The inner hallway leads to a bathroom, two bedrooms and a flexible space that could work well as a study. Outside, you've got a driveway, single garage with an electric door and front and rear gardens. If this sounds like your kind of place, don't wait too long—early viewing is highly recommended!

Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: C

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.





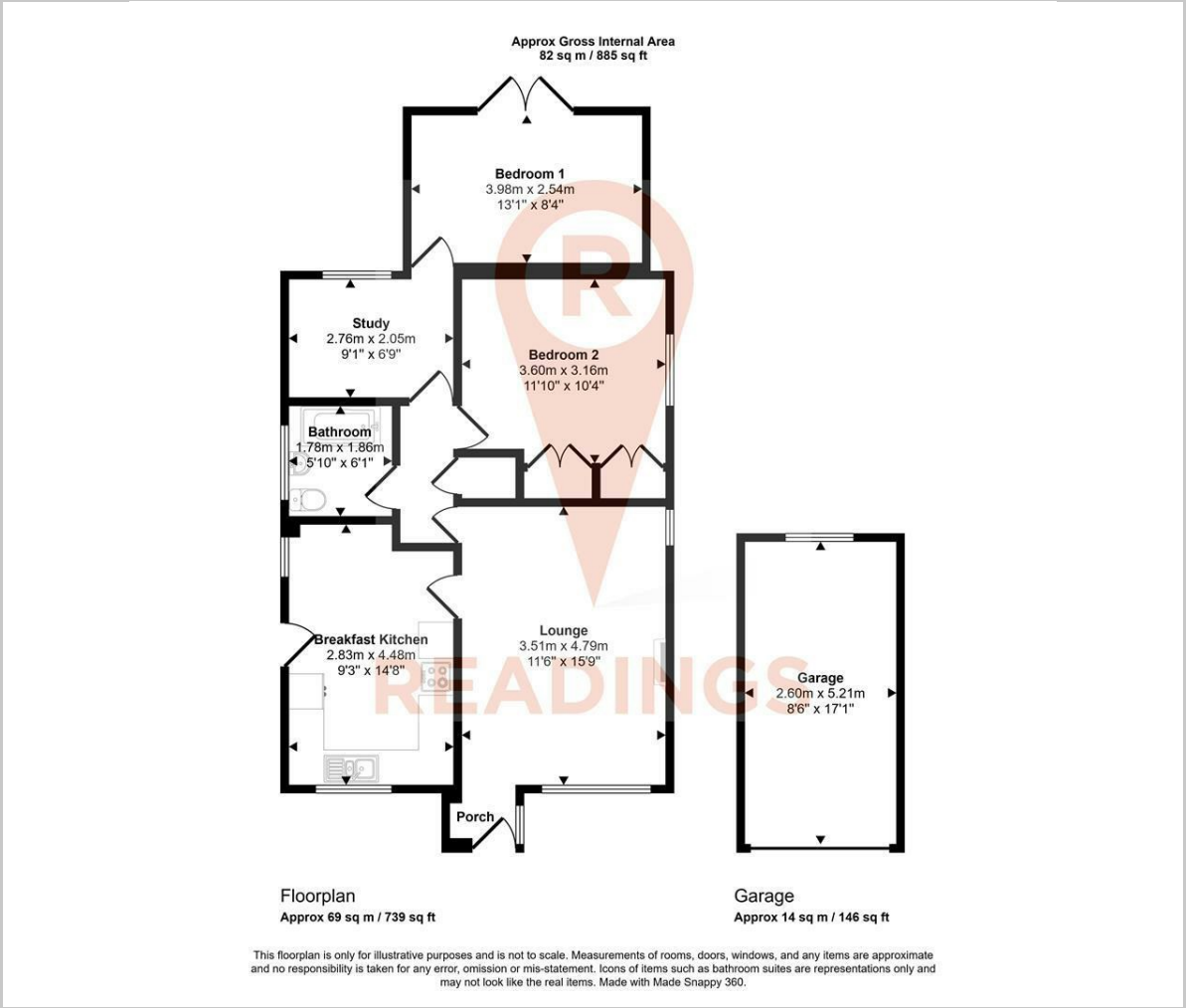
Anti Money Laundering

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.

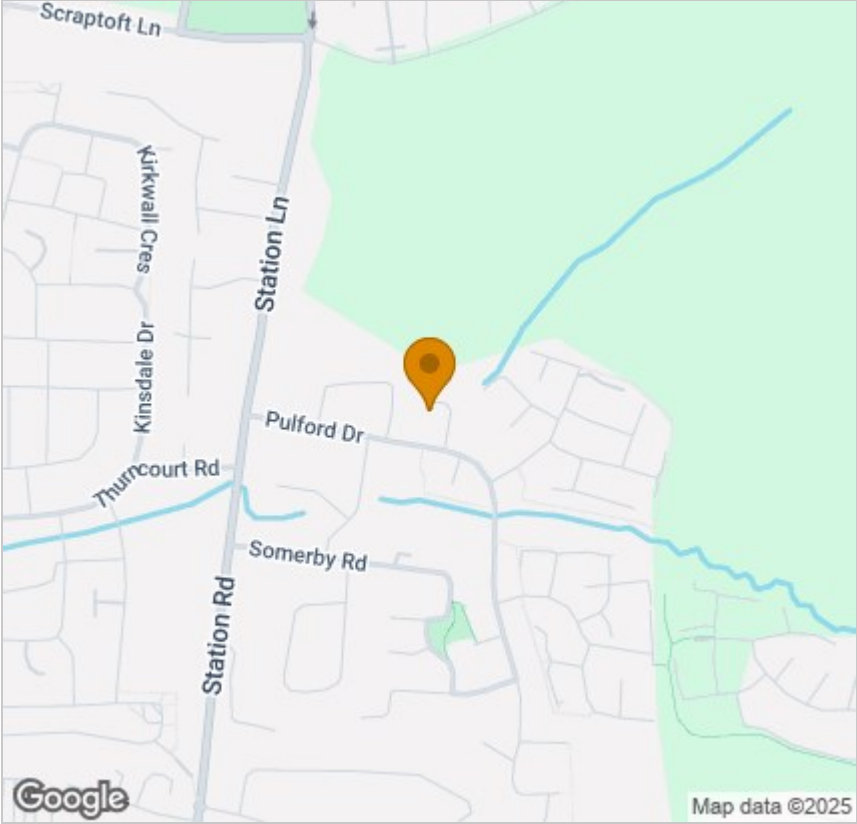
Floor Plan



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

