



READINGS

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Fielders Drive
Scraptoft, Leicester, LE7 9TS

£230,000



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This modern semi-detached home is up for sale with no onward chain, so you can move straight in without any delays. It's in excellent condition, and the current owner has made some great improvements—most notably, opening up the lounge to the dining kitchen, creating a bright, open-plan space that's full of natural light.

As you step inside, you'll find a welcoming entrance hall, a handy downstairs toilet and a good-sized lounge with a useful under-stairs storage cupboard. The lounge flows nicely into the dining kitchen, which overlooks the rear garden.

Upstairs, there are two double bedrooms. The second bedroom has a built-in cupboard over the stairs and there's access to a boarded loft, offering extra storage space. A modern shower room finishes off the first floor.

Outside, there's a driveway at the front for off-road parking and a side gate leads to a beautifully presented rear garden. It's been thoughtfully laid out with a patio area and steps up to a lawn—ideal for enjoying the outdoors. This is a fantastic home that's ready to move into. We'd recommend booking a viewing early to avoid missing out!





Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: B

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

Annual Estate Management Charge If Applicable:

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

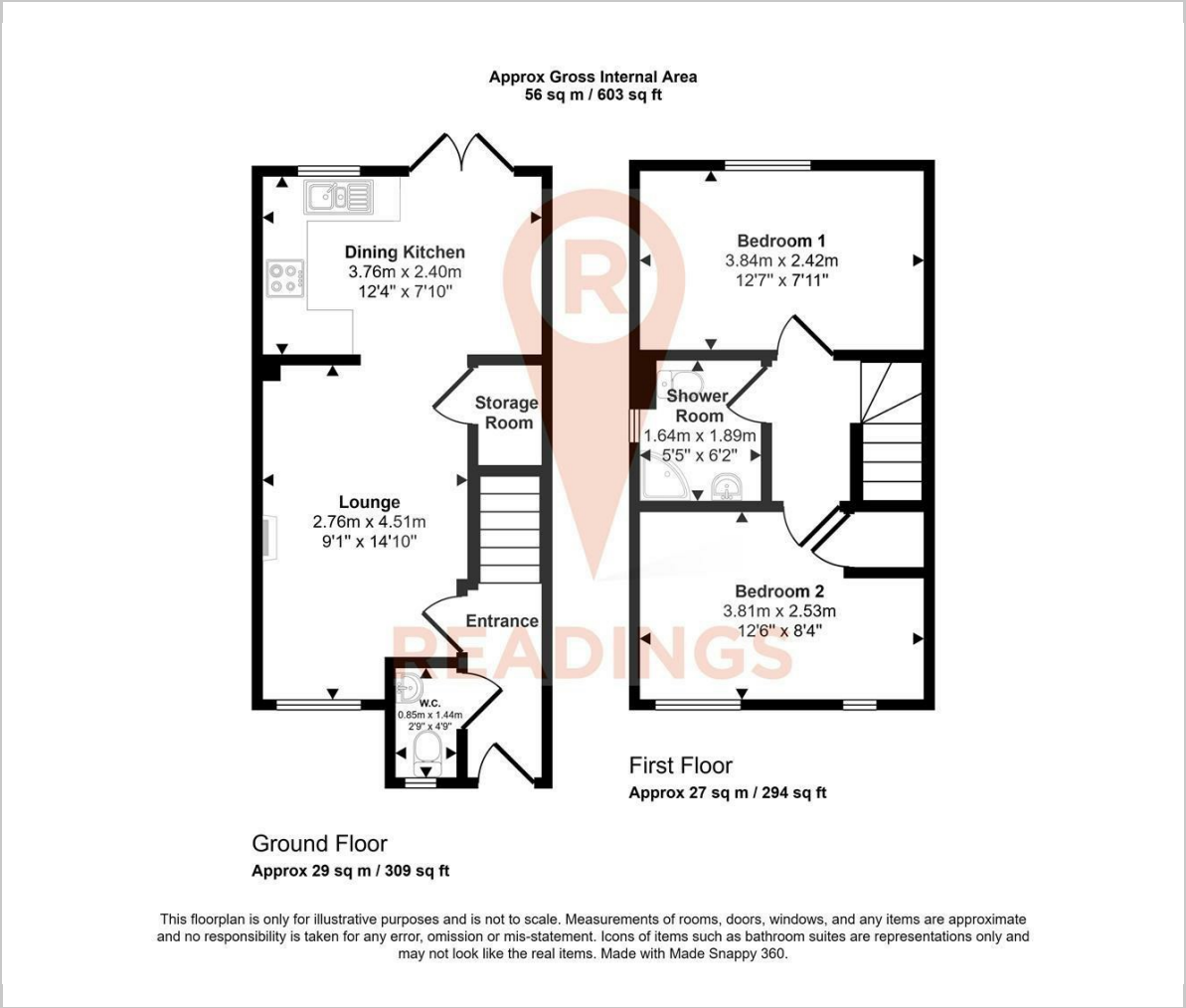
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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.



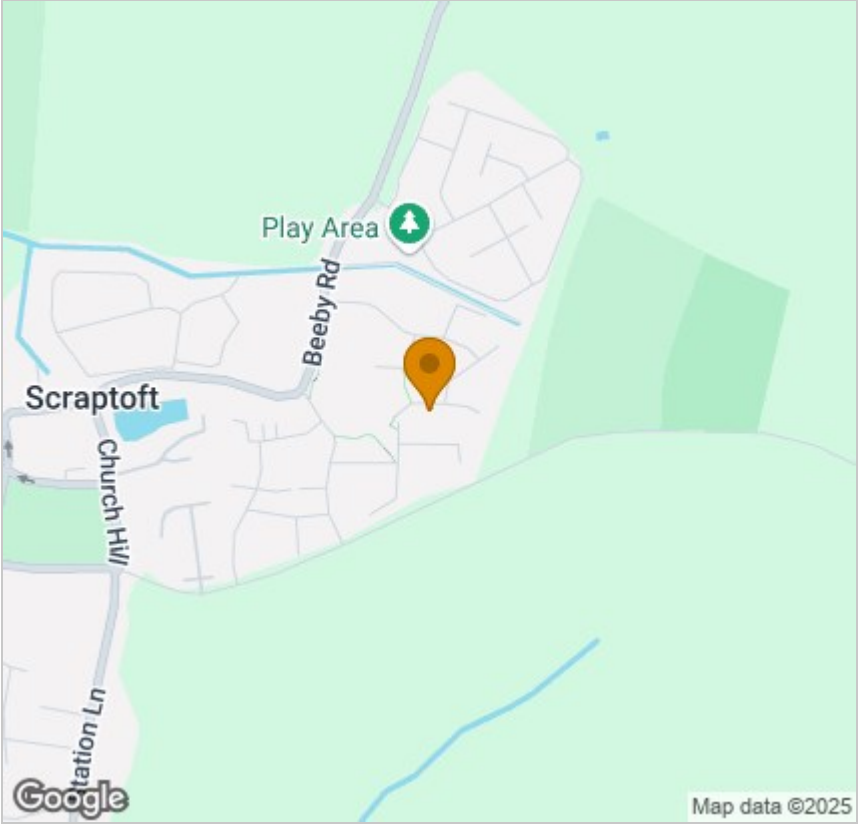
Floor Plan



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

