

FOR SALE

£355,000

4 Bed Semi-Detached House in Fielders Drive, Scraptoft LE7 9TS



PROPERTY FEATURES

- Semi Detached
- Modern Home
- Four Bedrooms
- Immaculately Presented
- No Upward Chain
- Master Ensuite
- Landscaped Gardens
- Converted Garage
- Off Road Parking
- Contact Phillips George To View



FULL DESCRIPTION

Offered chain free and located on a sought after modern build estate in Scraftoft, this stunning four bedroom semi detached home is presented to show home standard with numerous upgrades. Features include a stylish kitchen, ground floor WC, master with en-suite, spacious bedrooms, landscaped gardens, a converted garage, and ample off-road parking. Contact Phillips George to view.



MAIN ENTRANCE HALL

Composite door to the front, storage under the stairs.

LOUNGE

16' 1" x 12' 1" (4.9m x 3.68m) Carpeted flooring, double glazed French doors and windows to the rear, radiator.

KITCHEN

16' 0" x 9' 1" (4.88m x 2.77m) Stylish fitted kitchen with wall and base units, work surfaces, sink and drainer, a range of integral appliances, double glazed window to the front.



GROUND FLOOR WC

Comprising a low-level flush WC and wash basin with tiling in part.

FIRST LANDING

Carpeted flooring and airing cupboard.

BEDROOM TWO

15' 1" x 9' 1" (4.6m x 2.77m) Double glazed window to the rear, carpeted flooring and radiator.





BEDROOM THREE

12' 6" x 9' 2" (3.81m x 2.79m) Double glazed window to the front, carpeted flooring and radiator.

BEDROOM THREE

11' 6" x 6' 11" (3.51m x 2.11m) Carpeted flooring and radiator, double glazed window to the rear.

BATHROOM

Comprising a three-piece suite, bath with glass screen and shower over, low-level flush WC, wash basin, tiling in part, opaque double glazed window to the front.

SECOND LANDING

Carpeted flooring.

MASTER BEDROOM

21' 9" x 16' 1" (6.63m x 4.9m) Spacious master bedroom suite with double glazed window to the front and skylight window to the rear, carpeted flooring, fitted wardrobes.

MASTER ENSUITE

Comprising a three-piece suite, shower cubicle, wash basin, low-level flush WC, skylight window to rear.

OUTSIDE

Landscaped rear garden with steps and patio area, pagoda, fenced borders, gated side access leads to front garden landscaped with ample off-road parking and access to garage.

GARAGE

Converted garage into Work / Office space with electric shutter doors, power and lighting. coverage checker

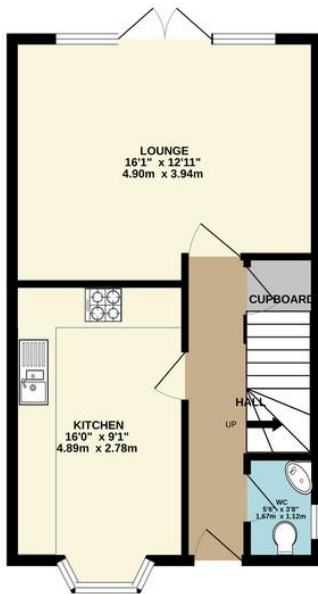




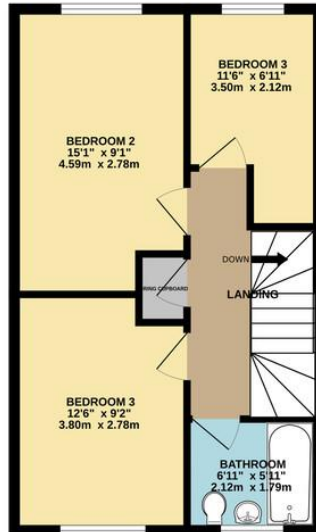
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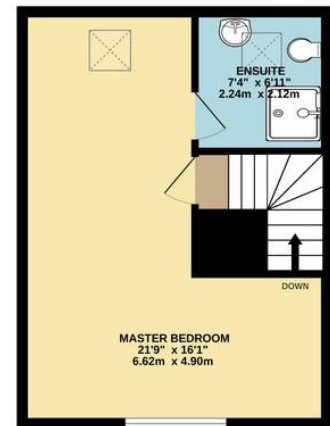
GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency over the years.

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.

