



FOR SALE

£290,000

3 Bed Semi-Detached House in Stocks Road, Scraptoft, LE7 9TE



PROPERTY FEATURES

- No Chain
- Picturesque Location
- Semi Detached
- Three Bedrooms
- Recently Re-Decorated
- Close To Village Centre
- Garage
- Ideal Family Home
- Downstairs W.C.
- Call To View



FULL DESCRIPTION

SUMMARY

*** No Chain *** Talk about location! This couldn't be any more picturesque. The current owner has recently redecorated and re-carpeted throughout which makes the property feel fresh and light. The accommodation comprises entrance hall, lounge diner, kitchen, downstairs w.c., three bedrooms, shower room, front and rear gardens, off road parking and detached garage.

ENTRANCE HALL

With wood floor, telephone point, stairs off to the first floor and radiator.

LOUNGE/DINER

19' 11" x 11' 10" (6.07m x 3.61m) With fireplace, three radiators, telephone point, French doors to the rear garden and window to the front elevation.

KITCHEN

11' 2" x 9' 6" (3.4m x 2.9m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, gas hob electric cooker and extractor hood, tiled splash backs, built in dishwasher, washing machine and fridge freezer, cupboard housing the boiler, spotlights, window to the rear elevation and door to the rear garden.

LEAN TO

WC

3' 6" x 2' 4" (1.07m x 0.71m) Comprising Sani flow w.c., wash hand basin, tiled splash backs, extractor fan, tiled floor and spotlights.

LANDING

With airing cupboard, window to the side elevation and access





to the loft. The loft is part boarded and insulated.

BEDROOM

11' 10" x 9' 11" (3.61m x 3.02m) With window to the front elevation, t.v. point and radiator.

BEDROOM

11' 11" x 9' 8" (3.63m x 2.95m) With t.v. point, window to the rear elevation and radiator.

BEDROOM

9' 11" x 6' 4" (3.02m x 1.93m) With wood floor, over stairs storage cupboard t.v. point, radiator and window to the front elevation.

SHOWER ROOM

9' 8" x 6' 6" (2.95m x 1.98m) Comprising shower cubicle, wash hand basin, low flush w.c., tiled splash backs, extractor, shaver point, radiator and window to the rear elevation.

OUTSIDE


The front garden has a lawned area with flower borders. The rear garden is mature and mainly laid to lawn. There are a selection of fruiting plants, gooseberries, blackcurrants, rhubarb and an apple tree, flower borders, patio area, garden shed, gated side and rear access and a fenced surround. To the rear of the back garden is a driveway which leads to three detached garage (asbestos construction). The garage has an up and over door.

SALES SUMMARY & MATERIAL INFORMATION

- Price : £290,000
- Tenure : Freehold
- Length of lease : N/a
- Annual ground rent amount : N/a
- Ground rent review period : N/a
- Annual service charge amount : N/a
- Service charge review period : N/a
- Council tax band : C
- EPC Rating : D
- Property type : Semi Detached House
- Property construction : Brick
- Number and types of room : Please refer to floorplan
- Electricity supply : mains
- Water supply : Mains
- Sewerage : Public sewer
- Heating : Gas Central Heating
- Broadband : Refer to Ofcom for broadband services
- Mobile signal / coverage : refer to Ofcom mobile coverage checker
- Parking : Off Road Parking & Garage (asbestos)
- Building safety : No known hazards
- Restrictions : No known restrictions
- Rights and easements : None
- Coastal erosion risk : none
- Planning permission : no known planning permissions or proposals for development
- Accessibility/Adaptations : None
- Coalfield or mining area : No direct impact of any mining activity

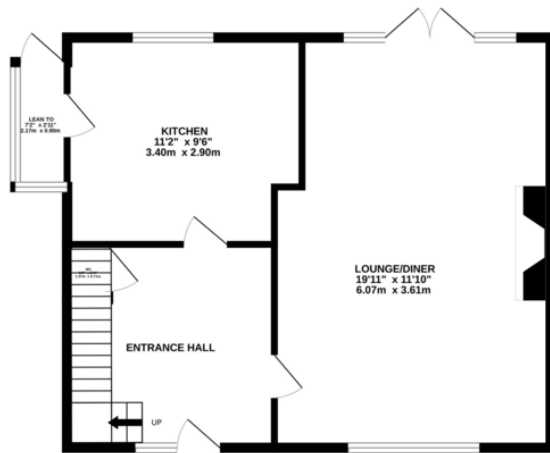




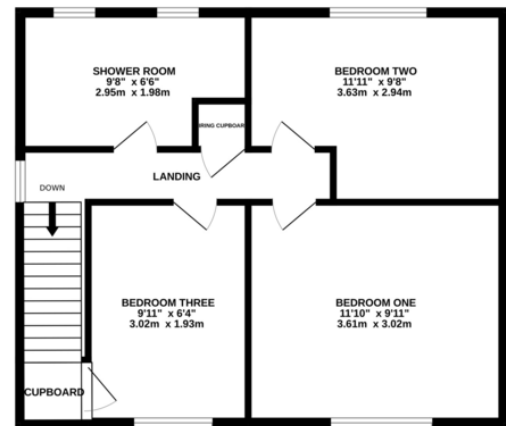
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



GROUND FLOOR



1ST FLOOR



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 as to their operability or efficiency can be given.
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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.

