



Woodbine Cottage, 3 Scraftoft  
Rise, Scraftoft, LE7



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Guide price £325,000



### Key Features

- Two Bedroom Characterful Semi Detached Cottage
- Boasting Amazing Potential
- Available With No Upward Chain
- Lounge & Conservatory
- Driveway & Two Garages
- Particularly Private Garden to the Rear
- EPC rating TBC
- Freehold







**RARE TO THE MARKET** - Believed to date back to the 1850, this characteristic two bedroom semi detached cottage occupies a larger than normal plot in the heart of the village of Scraftoft. Featuring numerous period features including wooden doors, fireplaces, high skirting boards and exposed beams, the gas centrally heated layout includes an entrance porch, lounge, kitchen diner and utility/storage, with the first floor offering two bedrooms and a bathroom. The plot features a driveway to the side giving access to two garages, with a mature rear garden to the side oozing a particularly private feel. Boasting incredible potential for renovation and extension (subject to necessary consent) and available with no upward chain, an immediate viewing comes highly recommended.

### Accommodation

A characterful wooden front entrance door opens into the:

### Entrance Porch

Providing the perfect space for your coats and shoes, with tiled flooring and a characterful wooden door leading to the:

### Kitchen Diner 4.70m x 5.27m

Presented with tiled flooring, the kitchen is fitted with a range of units with complementary surfaces, inset sink and drainer, space for cooker with fitted hood and space for a fridge freezer. With a staircase rising to the first floor, characterful high skirting boards, boiler, dual aspect glazing, central fireplace with storage to the side, door to the rear and a door leading to the:

### Lounge 4.65m x 3.07m

Positioned around a feature fireplace, the reception room offers two radiators, windows to the front elevation, characterful high skirting boards, wall lighting and french doors opening into the:

### Conservatory 3.63m x 2.26m

A fabulous addition to the accommodation providing extra downstairs living space, with a radiator, light, power, electric heater, dual aspect glazing and doors to the garden.

### First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the rear elevation, built in airing cupboard and a built in corner cupboard.

### Bedroom One 4.34m x 5.28m

A larger than normal double room offering a window to the front and rear, with carpet flooring and a radiator.

### Bedroom Two 2.81m x 3.10m

With a window to the front elevation, carpet flooring, hatch to the loft space and radiator.

### Bathroom 1.73m x 2.15m

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with complementary tiled surrounds. There is also carpet flooring, radiator and a rear elevation window.

### Outside

Situated in the heart of Scraftoft, the plot is accessed via wooden gates which open into a gravelled driveway providing off road parking and giving access to two garages. Adjacent to the accommodation is a cobbled area perfect for outdoor sitting and entertaining with access to a useful outbuilding used to house appliances. A pathway leads to the back of the garden which is mainly laid to lawn and surrounded by a variety of plants, shrubs and trees creating a great degree of privacy, again perfect for entertaining. There is also an outside tap, shed and greenhouse as well.

### Tandem Garage 8.26m x 2.34m

With light, power and shelving. There is a door to the second garage.

### Second Garage 5.92m x 3.33m

With light, power and access to a WC.









### Location

About four miles east of Leicester's city centre is the village of Scraftoft, which offers convenient access to the mainline railway station and professional quarters. Local day-to-day shopping is available in the village and along Uppingham Road, and there is a Tesco superstore nearby in Hamilton.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Harborough District - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested





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### Free Property Valuations

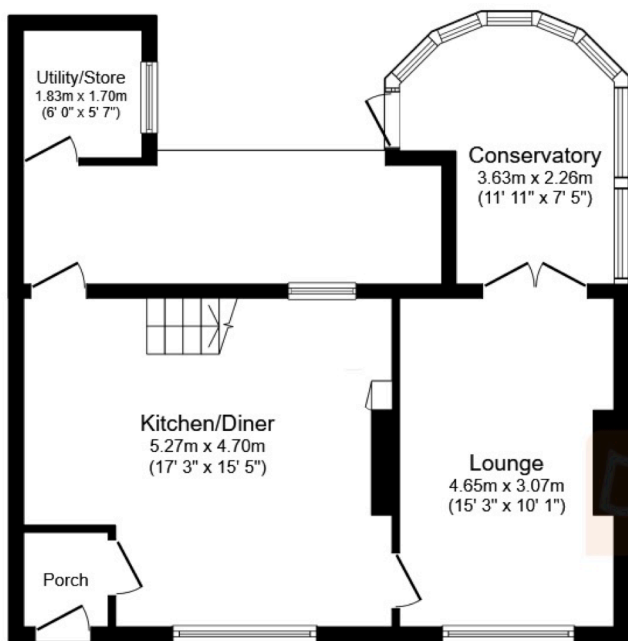
If you have a house to sell then we would love to provide you with a free no obligation valuation.





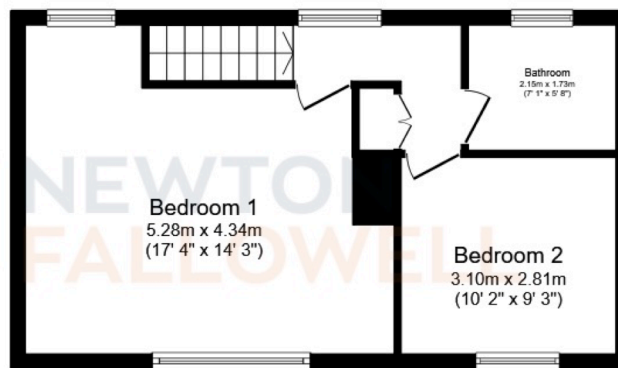






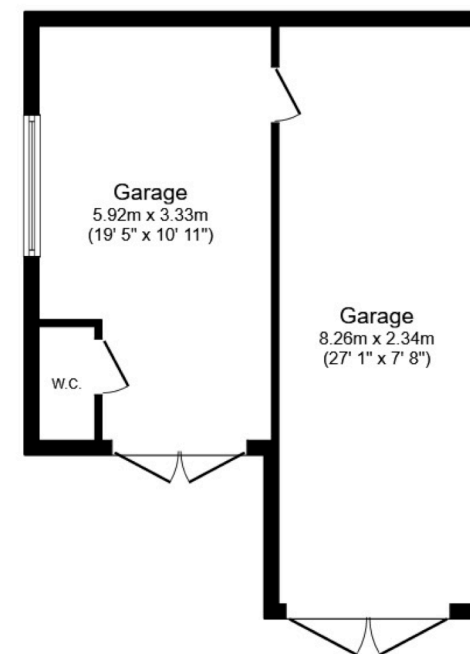
## Ground Floor

Floor area 64.3 m<sup>2</sup> (692 sq.ft.)



## First Floor

Floor area 39.7 m<sup>2</sup> (427 sq.ft.)



## Garage

Floor area 43.4 m<sup>2</sup> (468 sq.ft.)

**TOTAL: 147.4 m<sup>2</sup> (1,587 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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