



Hamilton Lane, Scraptoft, Leicester, LE7 9SB



Part of  
**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
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# Property Description

Welcome to this charming detached bungalow located on Hamilton Lane in the picturesque village of Scraptoft, Leicester. This property boasts a spacious reception room, conservatory, breakfast kitchen, utility room, cloak room/w.c, dining room/bedroom, three bedrooms and family bathroom.

Situated on a private drive alongside just one other bungalow, this home offers a sense of exclusivity and privacy. The property features stunning field views to the front, providing a peaceful and idyllic setting for you to enjoy.

Parking will never be an issue with space for up to 4 vehicles and a double garage, making it convenient for both residents and visitors.

Don't miss out on the opportunity to make this delightful property your own and enjoy the beauty of Scraptoft living. Contact us today to arrange a viewing and take the first step towards your dream home.





## Key Features

- Detached Bungalow
- Three Bedrooms
- Dining Kitchen and Utility Room
- Sitting Room, Dining Room and Conservatory
- Double Garage and Off Road Parking
- Front and Rear Gardens
- Gas Central Heating
- UPVC Double Glazing
- No Upwards Chain
- EPC - D

**Price**  
**£450,000**

## Location

The property is located within the well established area of Scraptoft. The nearby Uppingham Road has a more comprehensive range of shopping and a Tesco supermarket located close by at Hamilton, as well as a range of recreational facilities, local schools and bus services. More comprehensive amenities are available in Leicester City centre. The nearby A47 provides access to Leicester City centre via its inner and outer ring road system. There is excellent access to the M1 and M69 motorways and main line railway stations with services in all directions including London St Pancras International.

## Viewings

All viewings should be arranged through Andrew Granger & Co.

## Accommodation in Detail

### Entrance Porch

Via UPVC double glazed front door, tiled flooring.

### Entrance Hall

Via wood framed, glass panelled door, radiator, two useful storage cupboards.

### Sitting Room

Double glazed windows to front and side elevation, gas fire and sliding doors through to conservatory

### Conservatory

With polycarbonate roof. Double glazed windows to side elevation and double glazed sliding door to rear garden.

### Kitchen Diner

Fitted with a range of wall and base level units with worksurface over, stainless steel

sink with mixer tap, fitted "Neff" double oven, "Bosch" 5 ring gas hob with extractor hood over. Space for dishwasher, fridge and freezer. Double glazed window to rear elevation. Spotlights to ceiling and radiator.

### Utility

With stainless steel sink and mixer tap, space for washing machine and tumble dryer, wall mounted gas central heating boiler, double glazed door to side elevation.

### Cloaks /W.C

Fitted with a two piece suite comprising of W.C and wash hand basin. double glazed window to front elevation.

### Bedroom One

Double glazed windows to rear elevation, coving to ceiling, radiator, fitted wardrobes.

### Bedroom Two

Double glazed windows to rear elevation, coving to ceiling, radiator, fitted wardrobes, bedside tables and vanity area.

### Bedroom Three

Double glazed window to rear elevation, radiator, fitted wardrobe and fitted sink unit.

### Bedroom Four / Dining Room

Double glazed windows to front elevation, coving to ceiling, radiator.

### Family Bathroom

Fitted with a four piece suite comprising W.C and wash hand basin in fitted vanity unit, corner shower unit and bathtub. Tiled splashback, extractor fan, spotlights to ceiling and double glazed window to front elevation.

### Outside





### **Front and Rear Gardens**

The property is set back from the main road with gravelled driveway leading to the front of the property and to the double garage. Lawned front garden. Side access leads to the rear of the property with hedged boundaries, patio, raised lawn area and a shed.

### **Double Garage**

With electric roller door to side elevation, light and electricity. Double glazed window to front elevation and interior door through to utility room.

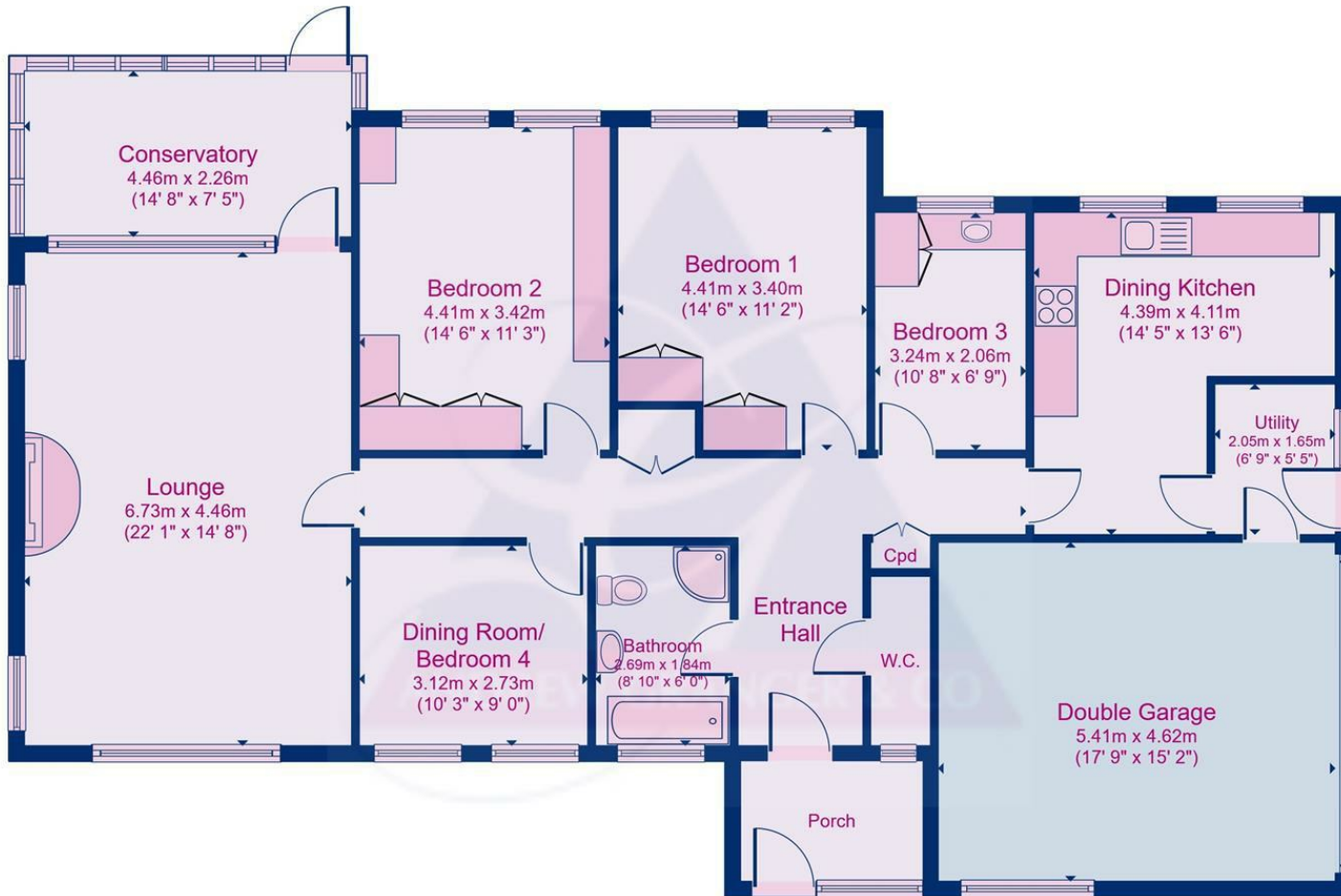
### **Energy Performance Rating - D**

### **Council Tax Banding - E**

### **Appraisals & Surveys**

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on .





### Ground Floor

Floor plans are for identification purposes only. All measurements are approximate.  
Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority  
Harborough District Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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