



ANDREW
GRANGER & CO
SHELDON
BOSLEY
KNIGHT
FOR SALE

REMOVED BY
APPOINTMENT
ONLY
GATED DRIVEWAY
AND GARAGE TO REAR

Station Lane, Scraptoft, Leicester, LE7 9UG

Part of
ANDREW
GRANGER & CO

SHELDON
BOSLEY
KNIGHT
LAND AND
PROPERTY
PROFESSIONALS

Property Description

Nestled in the sought-after village of Scraftoft, this delightful 2-bedroom detached bungalow is a rare gem. Set on a substantial plot, the property boasts beautifully landscaped front and rear gardens, offering a serene and picturesque setting for outdoor living and entertaining.

The interior features a spacious open-plan lounge and dining room, perfect for relaxing or hosting guests. The well-appointed kitchen offers ample storage and workspace with direct access to the rear garden.

The main bedroom is a true retreat, complete with a dressing area and a private ensuite featuring a walk-in shower. A second bedroom and a family bathroom ensure comfort and convenience for all.

This property combines the charm of village life with modern amenities, providing a unique opportunity to enjoy a peaceful lifestyle with plenty of space both inside and out. Don't miss your chance to make this exceptional bungalow your new home.

The property also features two separate gated driveways at both the front and rear, the rear accessed via an electric gate, alongside an outside workshop and garage.

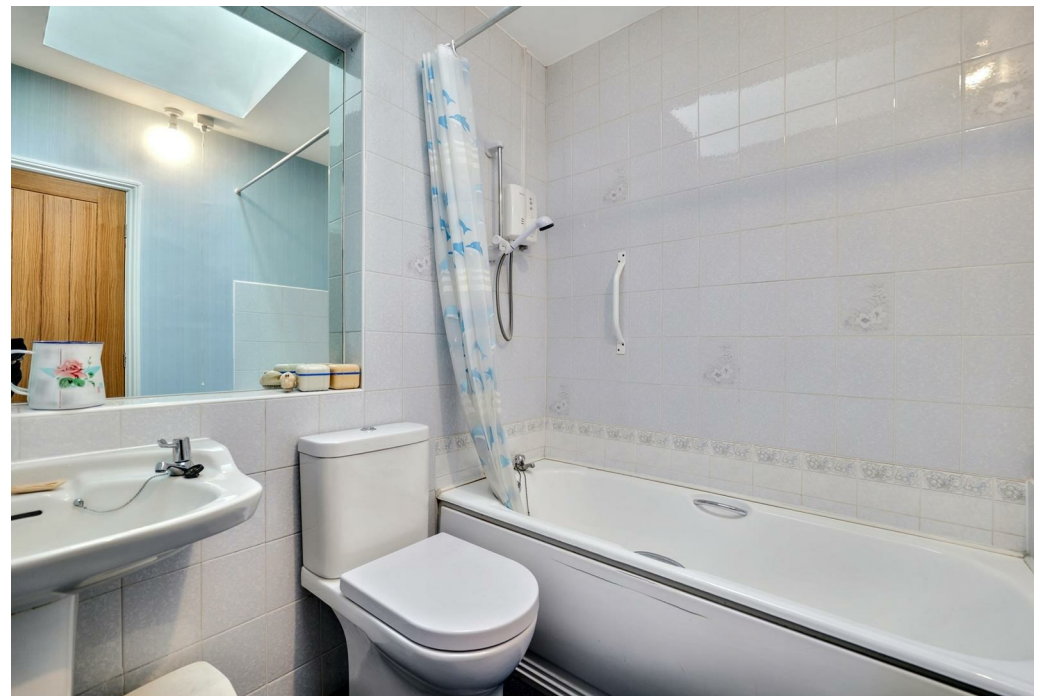
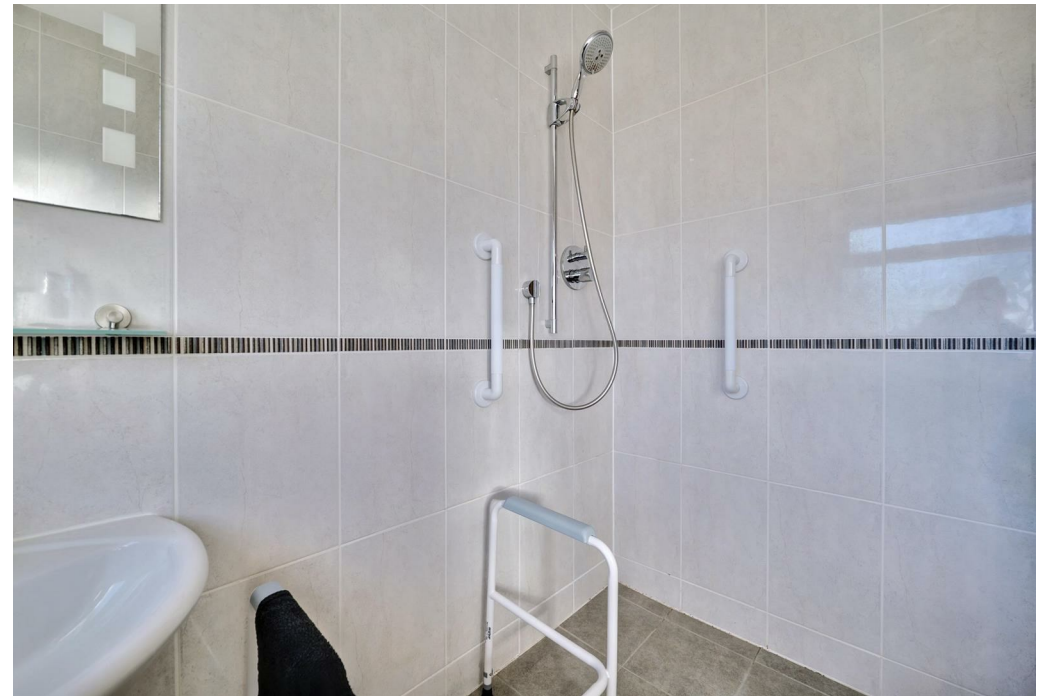




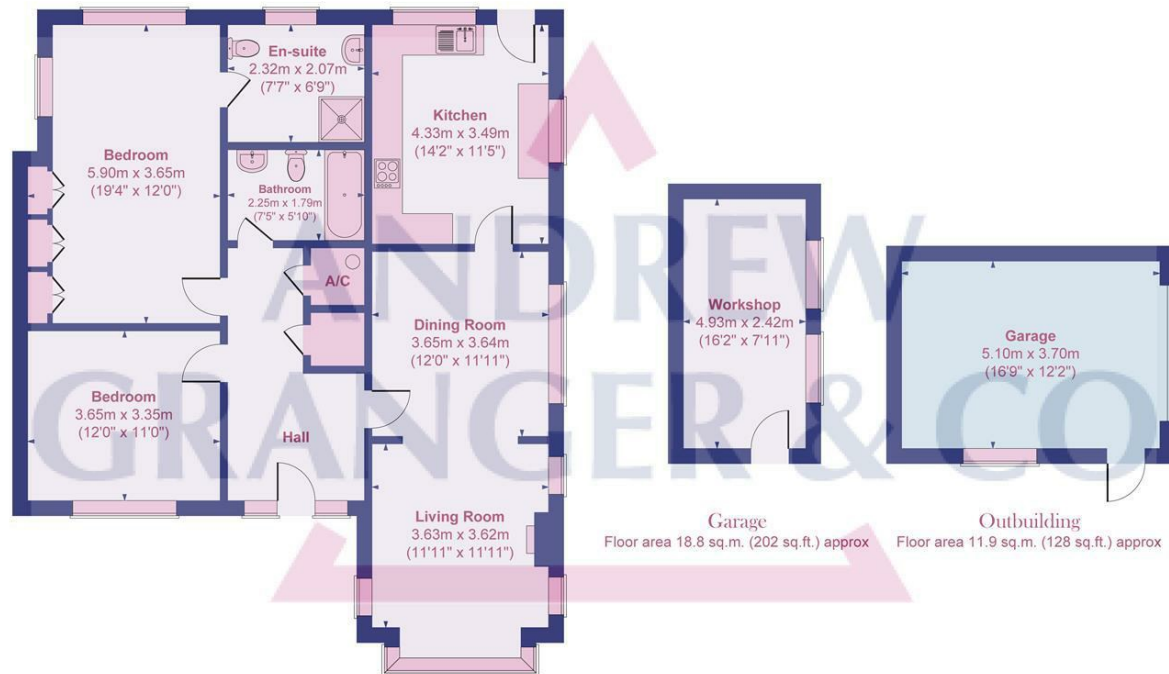
Key Features

- Detached bungalow on a large plot
- 1,136 sq ft (106 sq m) of Living accommodation
- Vast master bedroom with dressing area and shower room
- Sizable rear garden
- X2 gated driveways, to the front and back of the property
- External workshop and garage
- Large, landscaped front garden
- Easy access to Leicester City centre and surrounding towns/villages
- Potential to alter the layout to create 3 bedrooms
- Short walk to local amenities

**Offers Over
£400,000**



Approximate Gross Internal Area
 105.5 sq. m. (1136 sq. ft.)
 Garage At 18.8 sq. m. (202 sq. ft.)
 Outbuilding At 11.9 sq. m. (128 sq. ft.)
 Total 136.2 sq. m. (1466 sq. ft.)



Floor area 105.5 sq.m. (1136 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
 Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Oadby (Sales) office on 0162 429922

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS