



Connells

Padgate Close
Scraptoft Leicester



Property Description

This area encompasses parts of the scenic village of Scraptoft, known for its pleasant suburban atmosphere and strong sense of community.

The local area boasts a range of shops, cafes, and restaurants, providing everyday conveniences and leisure options.

Having easy access to good schools and healthcare facilities, enhancing the area's appeal as a family-friendly location. The nearby countryside and green spaces offer ample opportunities for outdoor activities, such as walking, cycling, and exploring nature.

Benefits from excellent transport links, with easy access to major roadways like the A46 and convenient public transport options. This allows for quick travel to Leicester's city centre and other nearby towns and cities, making it a practical base for commuters.

Hallway

With an access to all rooms & walk in storage

Lounge

11' 7" x 22' 5" (3.53m x 6.83m)

Spacious, bright room with bay window to the front and windows to the side

Kitchen

8' 8" x 11' 5" (2.64m x 3.48m)

Fully fitted kitchen, with a range of wall and base units, sink unit with window over, integrated oven and hob, plumbing for dishwasher and washing machine

Bedroom 1

14' 3" x 9' 10" (4.34m x 3.00m)

With fitted wardrobes & window to the front

Bedroom 2

9' 4" x 9' 8" (2.84m x 2.95m)

With window to the rear

Bedroom 3

6' 6" x 7' 8" (1.98m x 2.34m)

With window to the rear

Shower Room

9' 3" x 7' 3" (2.82m x 2.21m)

With shower unit, wash hand basin & toilet and, window to the rear

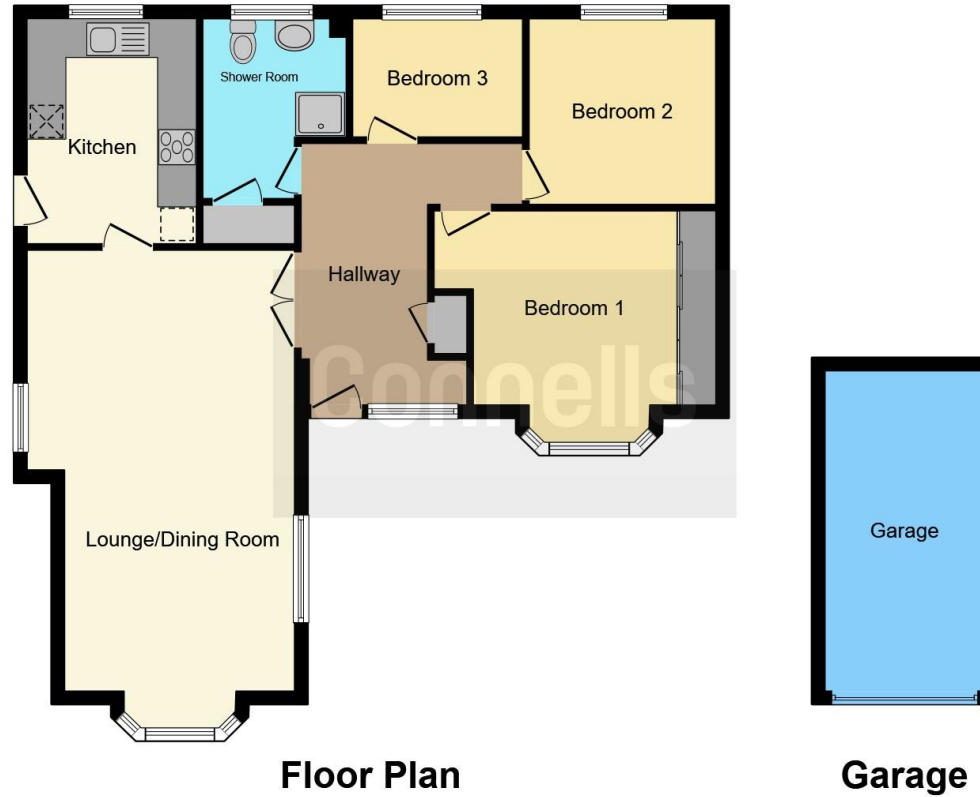
Garage

16' 10" x 8' 2" (5.13m x 2.49m)









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D

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Tenure: Freehold



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