



Connells

Perry Grove
Scraptoft Leicester

Perry Grove Scraptoft Leicester LE7 9WP

for sale guide price
£370,000



Property Description

Scraptoft is a semi-rural village on the northeastern outskirts of Leicester, known for its quiet suburban atmosphere, good local amenities, and easy access to the city centre. There are regular bus services which run through Scraptoft, linking it to Leicester and nearby villages. Leicester Railway Station is around 5 miles away, offering direct services to London, Birmingham, and Nottingham.

Hamilton Retail Park and Thurmaston Shopping Centre are both a short drive away, offering supermarkets, clothing stores, and restaurants. Schools, dental practises and GP surgery are all conveniently located within a short distance.

Entrance Hall

9' 1" x 15' 7" (2.77m x 4.75m)

Upon entering, you are welcomed into a bright and airy hallway, leading into the spacious lounge.

Kitchen

8' 7" x 11' 3" (2.62m x 3.43m)

Modern fitted kitchen is well appointed with stylish cabinetry, high quality appliances and ample space for dining, making it the heart of the home. French doors open onto the private rear garden, offering a seamless indoor-outdoor living experience.

Lounge/Dining Room

16' x 13' 2" (4.88m x 4.01m)

Spacious lounge with ample natural light, a

perfect space for relaxation and family gatherings, there are also patio doors leading to the private rear garden.

Ground Floor Wc

6' 4" x 4' (1.93m x 1.22m)

With laminate floor, WC and wash hand basin

Landing

6' 7" x 12' 2" (2.01m x 3.71m)

Fully carpeted with stairs leading to the bedrooms.

Bedroom One

9' 2" x 13' 2" (2.79m x 4.01m)

Having fitted carpet, wardrobes and door leading to the en-suite.

En-Suite

8' 8" x 4' (2.64m x 1.22m)

Having wash hand basin, WC and shower cubicle.

Bedroom Two

8' 8" x 11' 4" (2.64m x 3.45m)

With neutral décor and large window allowing plenty of natural light.

Bedroom Three

6' 4" x 10' (1.93m x 3.05m)

Ideal for a child's room, guest room or home office. The room enjoys plenty of natural light.

Bathroom

6' 7" x 6' 3" (2.01m x 1.91m)

Having bath with an overhead shower, wash hand basin and WC. A large frosted window allows for natural light

Garage

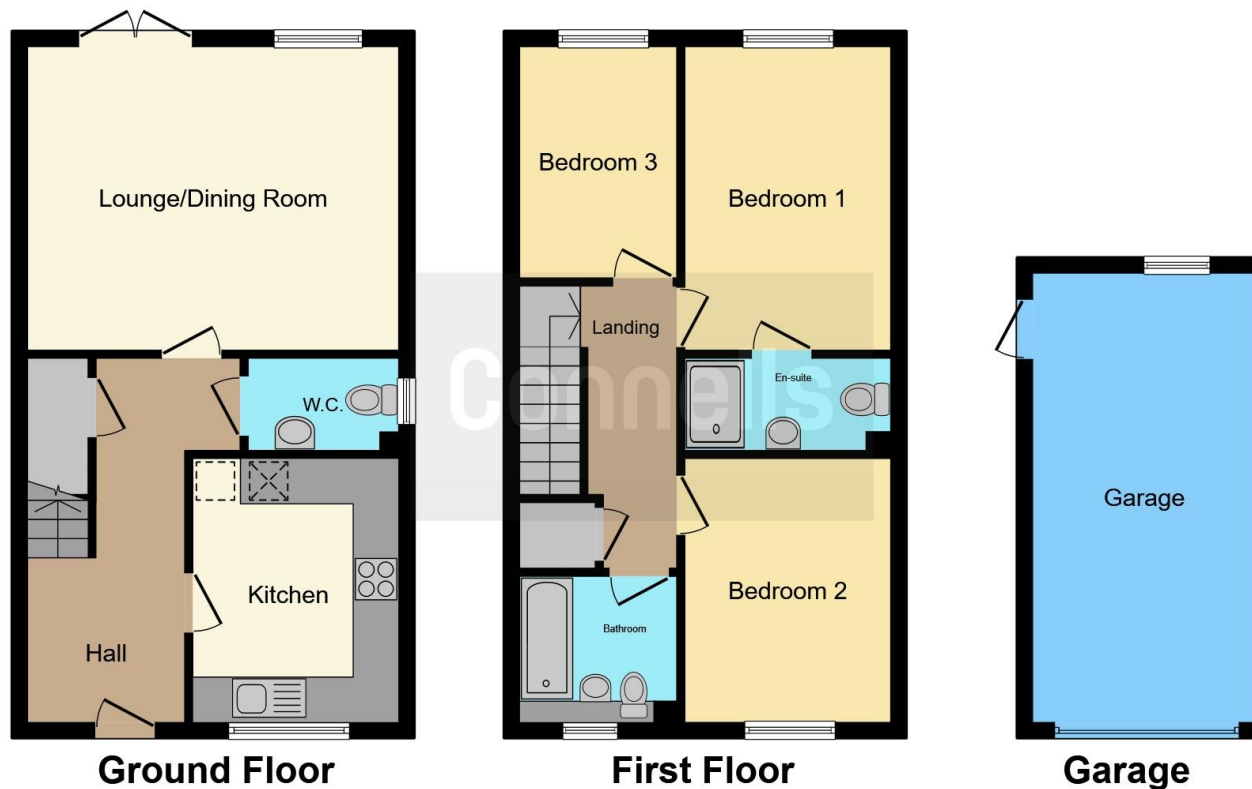
9' 6" x 19' 4" (2.90m x 5.89m)

The detached garage offers convenient storage with up and over door providing easy access for vehicles or general storage.









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

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Tenure: Freehold



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