



Connells

Scraptoft Lane
Leicester



Property Description

Situated in a well-regarded residential area, having convenient access to Leicester City Centre. The area is well served by local amenities, including shops, several reputable schools are located nearby, making it a great place for families.

Regular bus services operate along Scraptoft Lane, making it convenient for commuters. The area boasts parks and recreational centres providing opportunities for outdoor activities and community events.

Residents have access to a range of shops, supermarkets and restaurants, ensuring convenience for daily needs.

Overall, the property is situated in a diverse and well-connected part of Leicester, offering residents access to a range of services and community facilities.

Cloak Room

5' x 5' 4" (1.52m x 1.63m)

Ideal for storing coats and shoes.

Reception Room One

10' 10" x 20' (3.30m x 6.10m)

Having feature fireplace, fully carpeted, radiator and patio doors leading to the rear garden.

Reception Room Two

11' x 10' 10" (3.35m x 3.30m)

Having radiator, double glazed window and is fully carpeted.

Kitchen

8' x 10' 11" (2.44m x 3.33m)

Having ample countertop space, oven, hob and extractor fan, fully tiled floor and walls and window to the rear.

Utility Room

4' 11" x 6' (1.50m x 1.83m)

Having tiled flooring and door leading to the rear garden.

Bedroom One

9' x 13' (2.74m x 3.96m)

Being fully carpeted, radiator and double glazed window.

Bedroom Two

9' x 11' (2.74m x 3.35m)

Fully carpeted, radiator and double glazed window.

Bedroom Three

10' x 11' (3.05m x 3.35m)

Having radiator, double glazed window and being fully carpeted.

Bathroom

5' 11" x 8' (1.80m x 2.44m)

Having three piece bathroom suite, comprising, bath, low level WC and wash hand basin, being fully tiled and having skylight window.

Rear Garden

The rear garden is surrounded by secure fencing, ensuring privacy and having mature trees and shrubs.

Garage

The garage is an additional storage space and is ideal for storing tools and equipment.

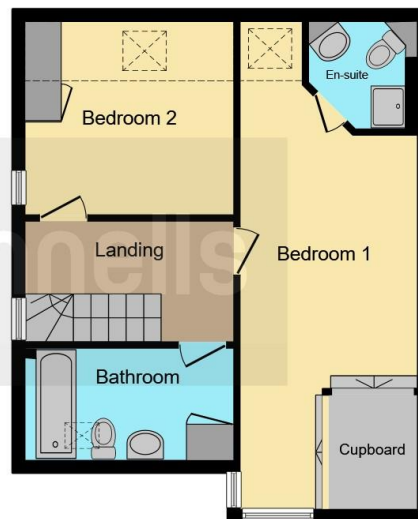




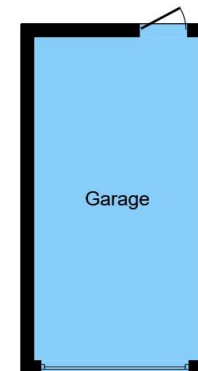




Ground Floor



First Floor



Garage

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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EPC Rating: C

Tenure: Freehold

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