



**Connells**

Pulford Drive  
Scraptoft LEICESTER





## Property Description

A well maintained semi-detached home in a sought after location, which in brief comprises of a storm porch, entrance hall, living room, dining room, kitchen, three well appointed bedrooms and a family bathroom. The property further benefits from off-road parking, front garden & rear garden with garage and large workshop.

## Storm Porch

Having an outside light with a double glazed door which leads through to the spacious entrance hall.

## Entrance Hall

Having double glazed door to front, obscured double glazed window to front, laminate floor, central heating radiator and cloaks cupboard.

## Living Room

17' 1" x 11' 1" ( 5.21m x 3.38m )

Having double glazed half bay window to front, ceiling light point, central heating radiator, feature fireplace with gas fire insert, coving to ceiling and double doors through to dining room.

## Dining Room

9' 1" x 8' 8" ( 2.77m x 2.64m )

Having double glazed sliding patio doors to garden, ceiling light point, coving to ceiling, central heating radiator and door through to kitchen.

## Kitchen

10' 5" x 8' 1" ( 3.17m x 2.46m )

Having a range of base and wall mounted units with roll top work surface over incorporating stainless steel one and half sink and drainer unit, gas hob, with extractor hood over, tiling to splashbacks, space and plumbing for washing machine and dishwasher, ceiling light point, central heating radiator, tiled floor, understairs pantry, double glazed window to rear and double glazed door to side.

## Master Bedroom

14' 1" x 10' 3" ( 4.29m x 3.12m )

Having double glazed half bay window to front, ceiling light point and central heating radiator.

## Bedroom Two

12' x 11' 1" ( 3.66m x 3.38m )

Having double glazed window to rear, ceiling light point and central heating radiator.

## Bedroom Three

7' 7" x 6' 8" ( 2.31m x 2.03m )

Having double glazed window to front, ceiling light point and central heating radiator.

## Family Bathroom

Fitted bathroom comprising of bath with electric shower over, pedestal wash hand basin, wc, tiling to walls and floor, extractor fan, ceiling light point, central heating radiator and an obscured double glazed window to rear.

## Outside

To the front is a paved driveway with a gravelled foregarden.

To the side is a carport with outside light and double doors to the front.

To the rear garden is a paved patio area having lawned areas and borders with a pathway leading to the wooden shed and workshop at the rear.

## Workshop

15' 9" x 8' 5" ( 4.80m x 2.57m )

Outbuilding comprising of a large workshop, having two double glazed windows to front, wooden door to front, light and power.

## Garage

17' 9" x 7' 6" ( 5.41m x 2.29m )

Single garage having double doors to front, light and power.

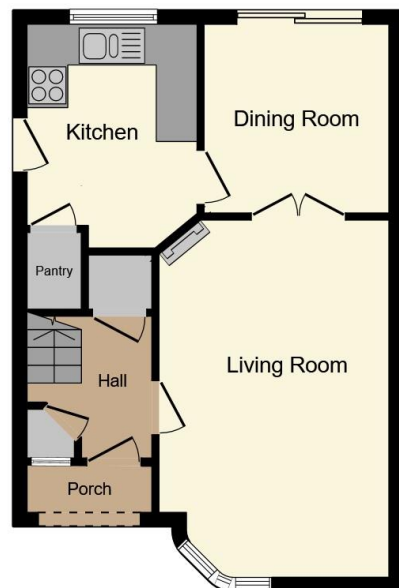




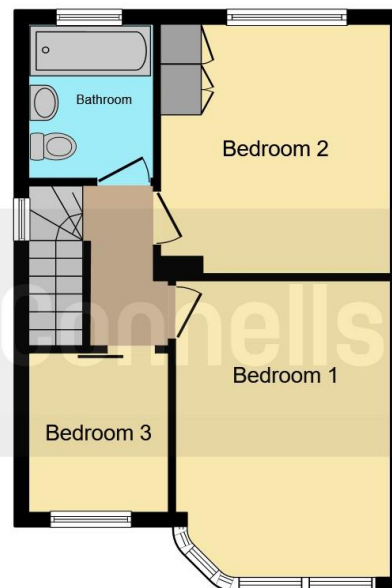








**Ground Floor**



**First Floor**



**Outbuilding**

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**EPC Rating: C**

Tenure: Freehold

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