



**Connells**

Elliot's End  
Scraptoft Leicester



### Property Description

Welcome to your ideal starter home! Tucked away in a secluded corner with picturesque countryside nearby, this property boasts modern and spacious living. The ground floor welcomes you with an inviting entrance hall, featuring a convenient WC for guests. To the right, discover a beautifully styled living room filled with natural light.

A small inner hallway leads to the staircase, unveiling the heart of the home—the open-plan kitchen/dining room. Sunlight floods through its windows and French doors, creating a warm ambiance. The kitchen is equipped with modern fittings, ample storage, and space for essential appliances. The first floor hosts three bedrooms, served by a contemporary family bathroom.

Step outside to the wonderful west-facing garden, fully enclosed for privacy. The paved patio requires minimal upkeep, providing the perfect spot for outdoor socialising.

### Entrance Hall

The ground floor welcomes you with an inviting entrance hall, featuring a convenient WC for guests.

### Living Room

13' 8" x 11' 8" ( 4.17m x 3.56m )

To the right, discover a beautifully styled living room filled with natural light. living room and the open-plan kitchen/dining room.

### Kitchen/Diner

15' 5" x 11' 5" ( 4.70m x 3.48m )

A small inner hallway leads to the staircase, unveiling the heart of the home—the open-plan kitchen/dining room. Sunlight floods through its windows and French doors, creating a warm ambiance. Open plan kitchen and diner equipped with modern fittings, ample storage, and space for essential appliances.

### Cloakroom

Comprising ground floor WC and wash hand basin.

## First Floor Landing

The first floor hosts three bedrooms served by a contemporary family bathroom.

### Bedroom 1

10' 6" x 8' 1" ( 3.20m x 2.46m )

Double bedroom with gas radiator central heating and window to front elevation.

### Bedroom 2

9' 7" x 9' 6" ( 2.92m x 2.90m )

Double bedroom with gas radiator central heating and window to rear elevation.

### Walk-In Wardrobe

8' 3" x 5' 6" ( 2.51m x 1.68m )

Bedroom 2 also boasts an additional room which can be utilised as a walk-in wardrobe, study room or additional bedroom space such as a Nursery.

### Bedroom 3

7' 1" x 6' 9" ( 2.16m x 2.06m )

Single bedroom with gas radiator central heating and window to front elevation.

## Family Bathroom

Three piece suite comprising low level WC, wash hand basin and bath tub.

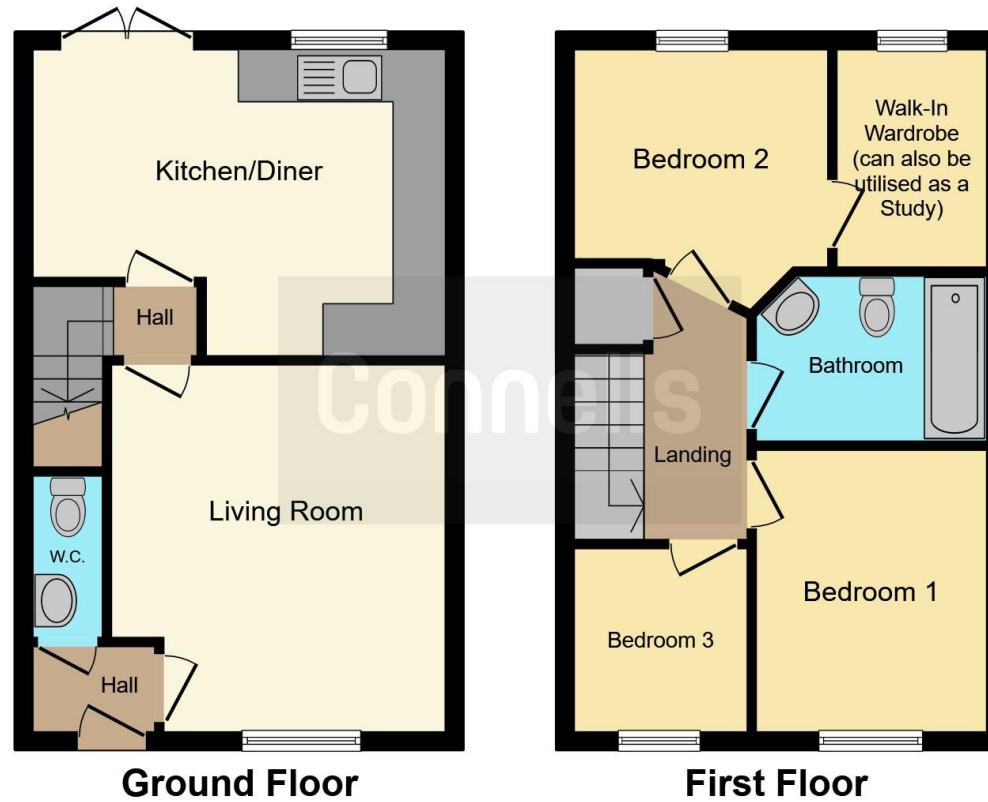
## Outside

Step outside to the wonderful west-facing garden, fully enclosed for privacy. The paved patio requires minimal upkeep, providing the perfect spot for outdoor socialising. Convenient 'side by side' parking for two vehicles at the front completes this fabulous starter home-a great way to embark on your property journey.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/OBY31142](http://connells.co.uk/Property/OBY31142)**

Tenure: Freehold



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Property Ref: OBY31142 - 0006