



Connells

Pulford Drive
Scraptoft Leicester



Property Description

A captivating family home in Scraptoft. Discover the allure of this semi-detached family home nestled in the highly sought-after residential enclave of Scraptoft. Boasting proximity to esteemed local schools and effortless access to Scraptoft's vibrant village centre, this property presents an exceptional opportunity for discerning buyers. Situated in Scraptoft, renowned for its family-friendly atmosphere and community charm. Envision your family's future in this delightful Scraptoft residence. To explore further or arrange a viewing, contact our Oadby office today.

Porch

Welcoming entrance leading to the hallway, setting the tone for the warmth and comfort within.

Hallway

Inviting space featuring wood effect laminated flooring, coving to the ceiling, and a radiator.

Lounge

16' 9" x 10' 9" (5.11m x 3.28m)

Elegant ambiance with a double-glazed bay window, coving, and a wood-burning stove, seamlessly flowing into the dining room via tri-folding doors.

Dining Room

9' 5" x 8' 8" (2.87m x 2.64m)

A serene retreat with double glazed French doors opening onto the rear garden, perfect for intimate gatherings or leisurely meals.

Kitchen

10' 6" x 8' (3.20m x 2.44m)

Thoughtfully designed space with modern amenities, including a range of wall and base units, stainless steel sink, and ample room for culinary creativity.

Utility Area

Practical convenience with plumbing for a washing machine, space for a tumble dryer, and additional storage options. Access to rear garden.

First Floor Landing

Bright and airy landing with a double-glazed window, providing access to the bedrooms and shower room.

Bedrooms

Three bedrooms offering comfortable living spaces adorned with double-glazed windows, laminate flooring, and built-in storage options.

Bedroom One

14' 5" x 10' 1" (4.39m x 3.07m)

Featuring a TV point and ample natural light via window to front elevation.

Bedroom Two

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

Offering versatility and charm with built-in wardrobes. Window overlooking rear garden.

Bedroom Three

8' x 6' 9" (2.44m x 2.06m)

Perfect for children, guests, or a home office setup. Window to front elevation.

Shower Room

Stylish and functional space with modern fixtures, including a double shower and a feature chrome towel rail. Window to rear elevation.

Rear Garden

A tranquil oasis boasting a patio seating area, lush lawn, and well-maintained flower beds, ideal for outdoor relaxation and entertaining.

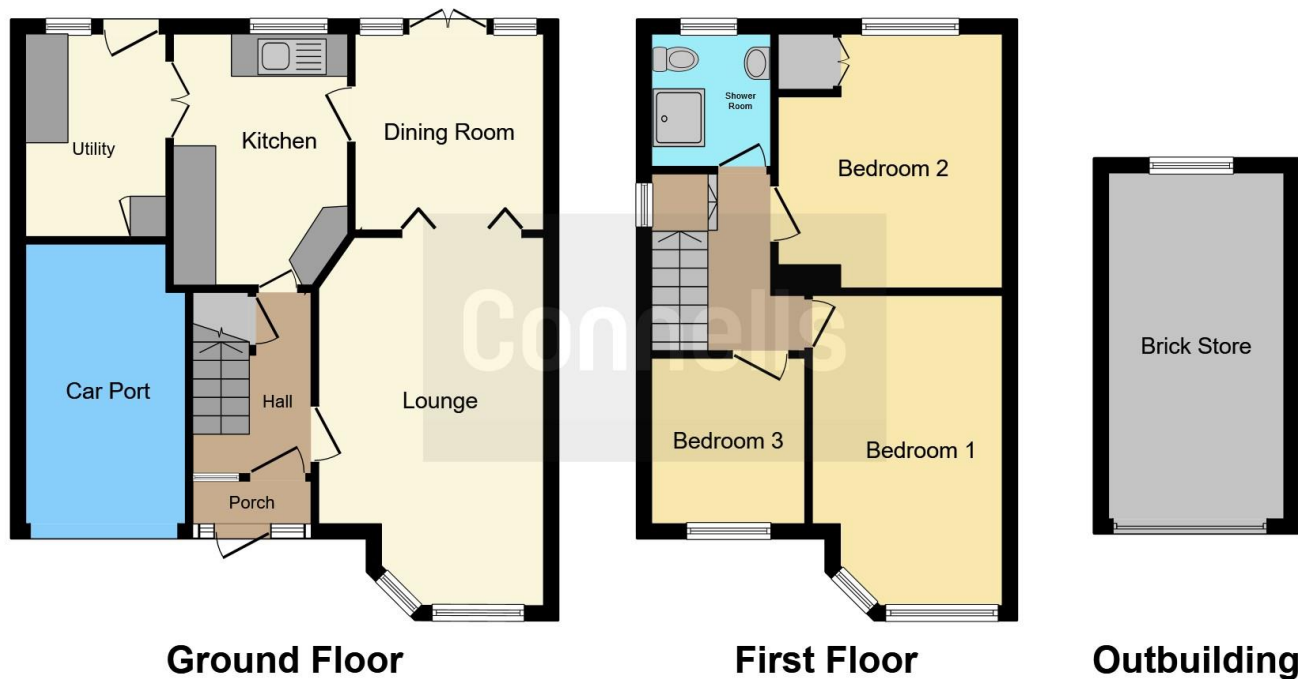
Parking

Convenient paved driveway offering space for two vehicles, ensuring hassle-free arrivals and departures.









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: D

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Tenure: Freehold



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