

**FOR SALE**  
**Fieldfare Close**  
**Scraptoft**  
**Leicester LE7 9XT**



**50% SHARED OWNERSHIP: £105,000**

- A Well Presented End Townhouse
- Entrance Hall, Lounge, Kitchen & Cloakroom WC.
- Car Standing For 1/2 Vehicles
- Located In The Highly Sought After Area Of Scraptoft
- 2 Bedrooms & Bathroom
- Rear Enclosed Garden With a Private & Sunny Outlook



## Location

This property is located on Fieldfare Close, in a quiet cul de sac location, in the highly sought after area of Scraptoft. The property benefits from being near to many amenities including local schooling, health centres, shops and much more. The area is serviced by frequent bus links to and from Leicester City Centre.

## Description

A well presented end townhouse briefly comprising; entrance hall, lounge, kitchen, cloakroom, 2 bedrooms and a bathroom. Externally, car standing for 1/2 vehicles and a rear enclosed garden with a private and sunny outlook.

## Accommodation

All measurements are approximate:

### Entrance Hall

Double glazed door to front, stairs to first floor.

### Lounge - 13' 4" x 14' 9" (4.06m x 4.49m)

Double glazed French doors to rear, radiator, power points, pendant light fitting.

### Kitchen - 7' 8" x 10' 8" (2.34m x 3.25m)

Double glazed window to front, wall mounted units, base units and drawers, stainless steel sink unit with hot and cold mixer tap, four burner gas hob with extractor fan over, electric oven, plumbing for washing machine, power points, pendant light fitting.

### Cloakroom WC

Double glazed window to front, low level WC, wash hand basin with hot and cold mixer tap, radiator, pendant light fitting.

### Landing

Access to loft.

### Bedroom 1 - 14' 9" x 8' 9" (4.54m x 2.71m)

Two double glazed window to front, radiator, power point, pendant light fitting, airing cupboard.

### Bedroom 2 - 14' 9" x 8' 7" (4.49m x 2.61m)

Double glazed window to rear, radiator, power point, pendant light fitting.

## Bathroom

Panelled bath with hot and cold mixer tap, shower over with screen, low level WC, pedestal wash hand basin with hot and cold mixer tap, tile splashback surrounds, radiator, pendant light fitting.

## Outside

Car standing to front for 1/2 vehicles, a rear enclosed garden with a private and sunny outlook.

## Tenure

Leasehold. We have been advised that there is a 125 year lease from November 2018, with 120 years remaining, The rent is £255 pcm including service charge.

## EPC

Band B.

## Council Tax

The property falls within Band B.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Harborough District Council.

## Kal Sangra, Shonki Brothers Ltd

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REGISTERED NUMBER: 5393795

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