



Station Lane, Scraptoft Leicester LE7 9UF

welcome to

Station Lane, Scraftoft Leicester

Guide Price £700,000 - £750,000. This well-presented detached bungalow situated in the popular area of Scraftoft, on Station Lane. This home takes pride with it being on a large plot with capacity for building and development, subject to planning permission.



Entrance Hall

Having a double glazed door to the front and radiator.

Lounge

12' x 15' 1" (3.66m x 4.60m)

Featuring a brick fireplace with log fire and double wooden doors to the:

Conservatory

12' 1" x 11' 1" (3.68m x 3.38m)

Having double glazed windows to three sides, wooden flooring and double doors to the rear.

Dining Room

15' x 12' 1" (4.57m x 3.68m)

There is a brick fireplace with open fire, ceiling fan, two double glazed windows to the side, double glazed patio double doors to the rear, wood panelling to the ceiling and walls.

Kitchen

8' 10" x 10' 10" (2.69m x 3.30m)

Fitted with a range of base units with work surfacing, tiled splashbacks, one and a half bowl sink with mixer tap, convection oven, gas hob, pantry, built in wine rack, wall mounted boiler, tiled flooring, double glazed window to the front and door leading to:

Inner Hallway

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

Having an open fire, tiled flooring, doors to utility room, shower room, stairs rising to the mezzanine area, double doors to the rear garden and door to the front.

Utility Room

9' 11" x 10' 4" max (3.02m x 3.15m max)

Having a single drainer sink and door to the garage/workshop.

Garage / Workshop

16' 10" x 8' 2" (5.13m x 2.49m)

Shower Room

Fitted with a corner shower cubicle with shower, wash hand basin with mixer and high flush WC.

Mezzanine

With window to the front.

Bedroom One

13' 1" x 9' 11" max (3.99m x 3.02m max)

Having fitted wardrobes, radiator and double glazed window to the rear.

Bedroom Two

11' 1" x 11' (3.38m x 3.35m)

There are fitted wardrobes, radiator and double glazed window to the front.

Bathroom

Fitted with a suite comprising of a bath with mixer tap shower attachment, pedestal wash hand basin, WC, bidet, radiator, Victorian tiled flooring and two double glazed windows to the front.

Outside Front

To the front of the property there is a gated access leading to a large driveway providing parking for several vehicles, gravelled area, flower borders with mature shrubs and paved area.

Double Garage

With twin up and over doors.

Rear Garden

The large rear garden, which is approximately 250ft, is mainly laid to lawn, mature shrubs, garden shed, decked area and patio area.



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Station Lane, Scraftoft Leicester

- Two double bedroom detached bungalow
- Separate Garage / Workshop
- Situated on a large plot
- Potential to extend/Develop STPP
- Large Gated Driveway, One Double & One Single Garage

Tenure: Freehold EPC Rating: D

guide price

£700,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
OAD107541 - 0012

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