



**Long Close, Scraftoft LEICESTER LE7 9XS**



**welcome to**

**Long Close, Scraptoft LEICESTER**

A three-bedroom detached house featuring central heating, double glazing, and a spacious conservatory. The property includes a fitted kitchen, off-road parking and a converted garage that serves as an additional reception room. Enjoy a well-maintained rear garden in this family-friendly location.



### **Lounge/Diner**

20' x 11' 6" ( 6.10m x 3.51m )

Double glazed window to the rear, double glazed door leading to the conservatory and radiator.

### **Reception Room Two**

18' 9" x 8' 8" ( 5.71m x 2.64m )

Double glazed window to the front and radiator.

### **Kitchen**

12' 2" x 11' 6" ( 3.71m x 3.51m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated gas oven, hob and fridge freezer. Double glazed window to the front.

### **Conservatory**

10' 11" x 8' 10" ( 3.33m x 2.69m )

### **Downstairs W C**

With WC, hand wash basin and radiator.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

13' 3" x 12' ( 4.04m x 3.66m )

Double glazed window to the rear and radiator.

### **En-Suite**

Double glazed window to the rear, shower cubicle, WC, hand wash basin and radiator.

### **Bedroom Two**

13' 1" x 10' 6" ( 3.99m x 3.20m )

Double glazed window to the front and radiator.

### **Bedroom Three**

11' 8" x 7' 10" ( 3.56m x 2.39m )

Double glazed window to the front and radiator.

### **Bathroom**

With bath, WC, hand wash basin and radiator.

### **Front & Rear Of Property**

To the front of the property is a driveway providing off road parking. To the rear of the property is a garden laid to lawn with fenced boundaries.



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## **Long Close, Scrattoft LEICESTER**

- Three Spacious Bedrooms
- Conservatory
- Fitted Kitchen
- Converted Garage
- Off-Road Parking

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£410,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAD106354 - 0002

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