









# 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.





## welcome to

# Long Close, Scraptoft LEICESTER

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

Tenure: Freehold EPC Rating: B

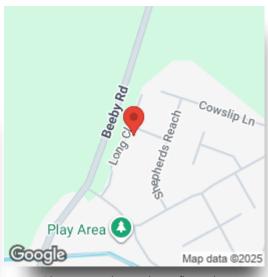
Council Tax Band: D

# £410,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/OAD106354



Property Ref: OAD106354 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the





0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER, Leicestershire, LE2 5BF



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.