



## Lady Jane Walk, Scraftoft

Offers Over £750,000

A five-bedroom DETACHED home in Scraftoft that has three reception rooms, an open-plan kitchen dining room, three bathrooms, a driveway, and a DOUBLE GARAGE.







#### **Entrance Hall**

With tiled flooring, understairs storage and a radiator.

#### **Reception Room**

10' 1" x 7' 8" (3.07m x 2.34m)

With a double-glazed window to the front elevation, gas fireplace and two radiators.

#### **WC**

5' 3" x 3' 5" (1.60m x 1.04m)

With a wide door for disabled access, wash hand basin, WC, tiled flooring and radiator.

#### **Reception Room Two**

17' 11" x 11' 10" (5.46m x 3.61m)

With a double-glazed window to the front elevation, and a radiator.

#### **Reception Room Three**

11' 10" x 9' 0" (3.61m x 2.74m)

With double-glazed French doors to the rear elevation and a radiator.



#### **Open Plan Kitchen Dining Room**

Kitchen Area: 13'5" x 7'6" with a double-glazed window to the rear elevation, tiled flooring, a range of wall and base units with work surfaces over, sink and drainer unit, double oven, hob, extraction fan, fridge, freezer, dishwasher and tiled splashbacks. Dining Area: 20'10" x 9'0" with double-glazed windows to the side and rear elevation, double-glazed French doors to the side elevation, tiled flooring and two radiators.



### Utility Room

6' 2" x 5' 3" (1.88m x 1.60m)

With a door to the side elevation, a range of wall and base units with work surfaces over, a wash hand basin, tiled splashbacks, tiled flooring and a radiator.

### Landing

With a double-glazed window to the front elevation, a storage cupboard and a radiator.

### Bedroom One

17' 6" x 12' 1" (5.33m x 3.68m)

With a double-glazed window to the front elevation and radiator.

### Walk-In Dressing Room

9' 9" x 4' 2" (2.97m x 1.27m)

(measured to the front of the wardrobes) With a double-glazed window to the rear elevation, fitted wardrobes and a radiator.

### En-Suite

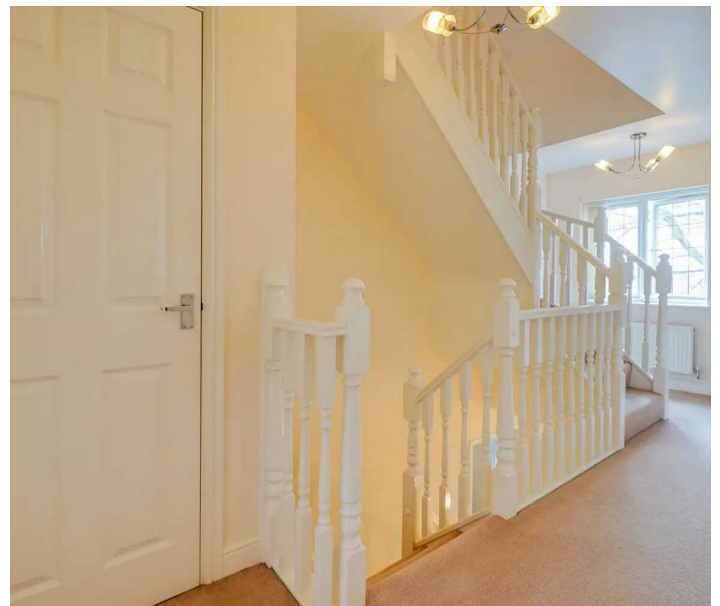
9' 9" x 6' 9" (2.97m x 2.06m)

With a double-glazed window to the rear elevation, a walk-in shower cubicle with a shower over, a bath, a hand basin, a WC, and partly tiled walls.

### Bedroom Two

11' 9" x 9' 9" (3.58m x 2.97m)

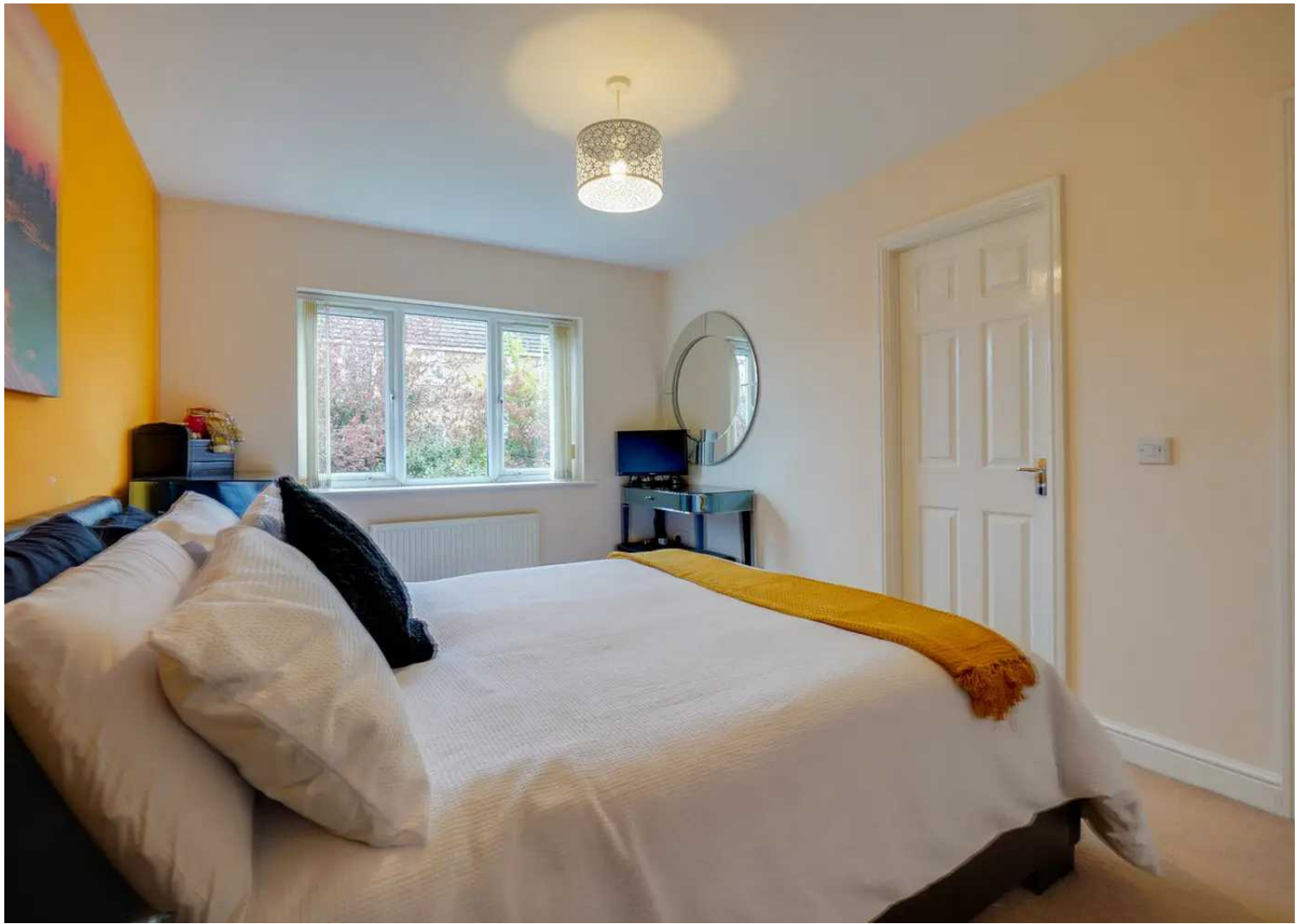
With a double-glazed window to the front, fitted wardrobes and a radiator.















### **Bedroom Three**

13' 6" x 9' 9" (4.11m x 2.97m)

With a double-glazed window to the rear, fitted wardrobes, radiator and access to:

### **Jack and Jill Bathroom**

9' 10" x 7' 5" (3.00m x 2.26m)

With double-glazed window to the rear, a walk-in shower cubicle with shower over, bath, WC, wash hand basin and a radiator.

### **Second Floor Landing**

#### **Bathroom**

8' 6" x 6' 10" (2.59m x 2.08m)

With partly tiled walls, a walk-in shower cubicle with shower over, wash hand basin, WC and a radiator.

#### **Bedroom Four**

17' 5" x 11' 7" (5.31m x 3.53m)

With a double-glazed window to the front elevation, a double-glazed skylight window to the rear elevation, fitted wardrobes and two radiators.

#### **Bedroom Five**

18' 7" x 12' 1" (5.66m x 3.68m)

With a double glazed window to the front elevation, double-glazed skylights to the rear elevation, fitted wardrobes and two radiators.

### **Rear Garden**

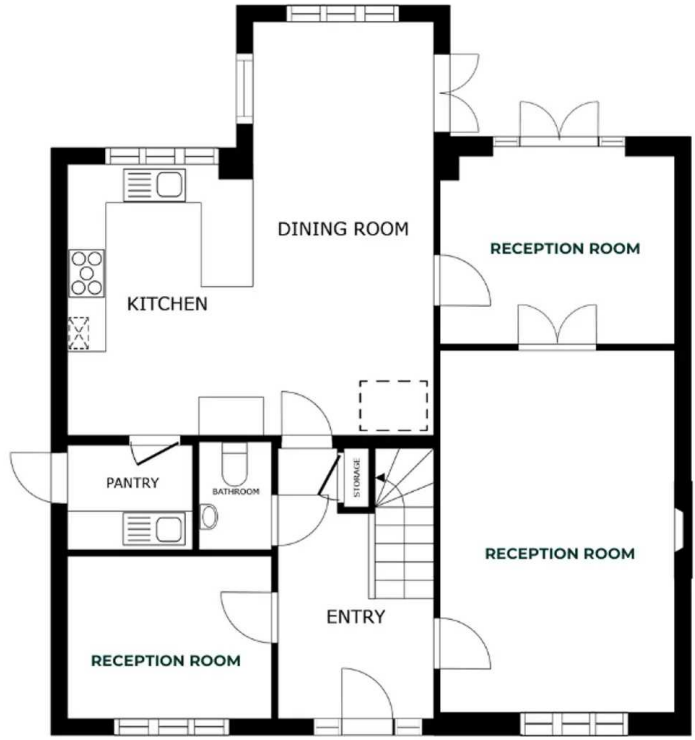
With gated side access, patio seating area, pebble dash borders and a lawn.

### **Parking 4 vehicles**

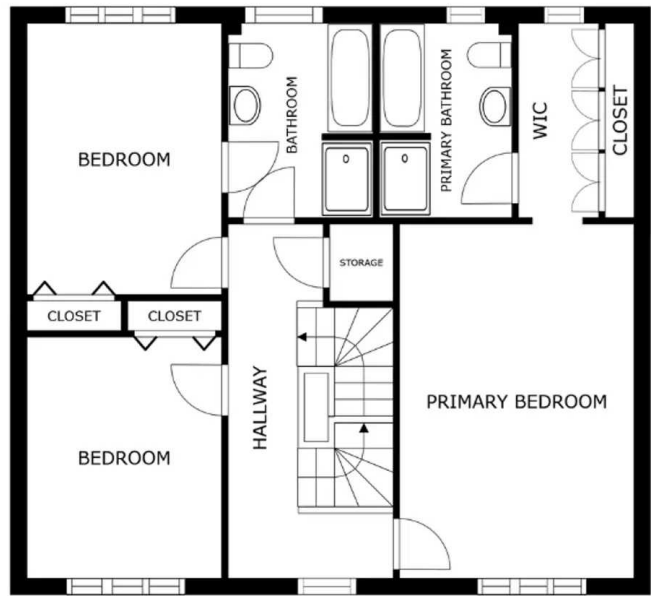
Driveway leading to:

### **Garage**

20'3" x 19'3" With power and lighting.

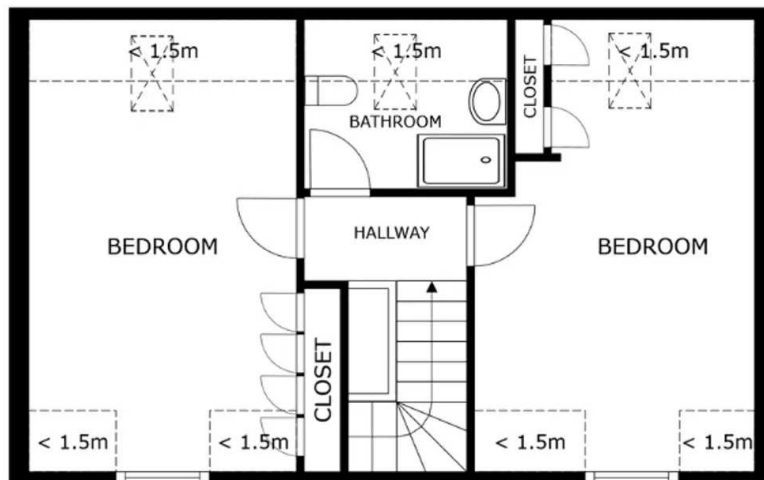


GROUND FLOOR



FLOOR 1





FLOOR 2

The property is within easy reach of nearby shops in Scraftoft Village, with a more extensive range of amenities available along nearby Uppingham Road or in Oadby Town Centre. Within easy access to Thurmaston Shopping Centre, Nuffield Hospital and Leicester General Hospital. There are popular local schools that feed into highly regarded Oadby Schooling. Scraftoft Golf Course and Leicestershire's countryside are also within easy reach.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

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