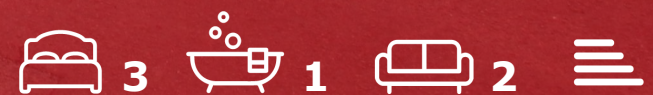




149b Scraftoft Lane

, Leicester, LE5 2FF

Guide Price £425,000



Set back from the busy and convenient Scraftoft Lane, this three double bedroom detached bungalow provides close access to the many nearby amenities whilst also providing an feeling of peace and quiet. The property is well presented throughout with additions including; a Garden Room, Conservatory and a detached double garage. The accommodation briefly comprises: Entrance Porch, entrance hall, lounge, garden room, kitchen, utility room, conservatory, three bedrooms and family bathroom. There is also the original integrated garage which is currently used as a storage/second utility room. Outside is an abundance of parking to the front of the property and low maintenance gardens to side and rear. This is a great example of a comfortable detached bungalow, and one certainly not to be missed.

- Well Presented Detached Bungalow
- Three Double Bedrooms.GCH & UPVC Double Glazing
- Conservatory & Garden Room
- Fitted Kitchen & Utility Room
- Detached Double Garage
- Low Maintenance Gardens
- Convenient Location
- EPC Rating TBC



Location

The property is located within easy reach of the local amenities on Scraptoft Lane and Uppingham Road, The property offers easy access to the A47, inner and out ring roads and the M1 & M69 motor way network. There is also a regular bus service from Scraptoft Lane to the City Centre.

Entrance Porch

Upvc double glazed door and panels to the front aspect, leading to;

Entrance Hall

Upvc double glazed door and panels to the front aspect, wood laminate floor, radiator.

Lounge

15'9 x 11'9 (4.80m x 3.58m)

French doors leading to the conservatory, natural flame affect gas fire with feature fire and surround. Radiator, telephone and television points.

Garden Room

11'7 x 9'8 (3.53m x 2.95m)

Upvc double glazed windows and Sliding patio doors to the rear aspect, radiator.

Kitchen

11'3 x 11'9 (3.43m x 3.58m)

A range of matching base and eyelevel units and drawers with worksurface over. Sink and drainer with mixer tap. Electric oven with separate gas hob and extractor hood over. Splash back tiles, integrated fridge, ceiling spotlights, upvc double glazed window to the rear aspect.

Utility Room

8'9 x 6'8 (2.67m x 2.03m)

Base level units with worksurface over. Plumbing for automatic washing machine, radiator, upvc double glazed windows to the rear aspect.

Conservatory

10'5 x 7'5 (3.18m x 2.26m)

Upvc double glazed conservatory with French doors to the rear aspect and providing access to the integrated Garage.

Storage area

Formally an integrated garage, now being used as a storage/ further utility room. Up and over door to the front aspect, upvc double glazed windows to the side aspect.

Bathroom

7'5 x 11'9 (2.26m x 3.58m)

A matching three piece suite comprising: Low flush W.C., vanity sink and panel bath with electric shower over. Tiled splash backs, radiator, heat extractor fan, ceiling spotlights, airing cupboard for storage, upvc double glazed window to the rear aspect.

Bedroom One

14'3 x 9'9 (4.34m x 2.97m)

Upvc double glazed window to the front aspect, radiator.

Bedroom Two

9'9 x 10 (2.97m x 3.05m)

Upvc double glazed window to the front aspect, radiator.

Bedroom Three

9'9 x 10 (2.97m x 3.05m)

Upvc double glazed window to the front aspect, radiator.

Outside

The front of the property is paved providing an abundance of off road parking and access to the double garage. The sides and rear of the garden provide low maintenance and comprise of; paved and graveled patio area and shaped lawn. Well maintained and matured shrubs create well presented borders. and perimeter paneled fencing There is also a garden shed for storage.



Floor Plan



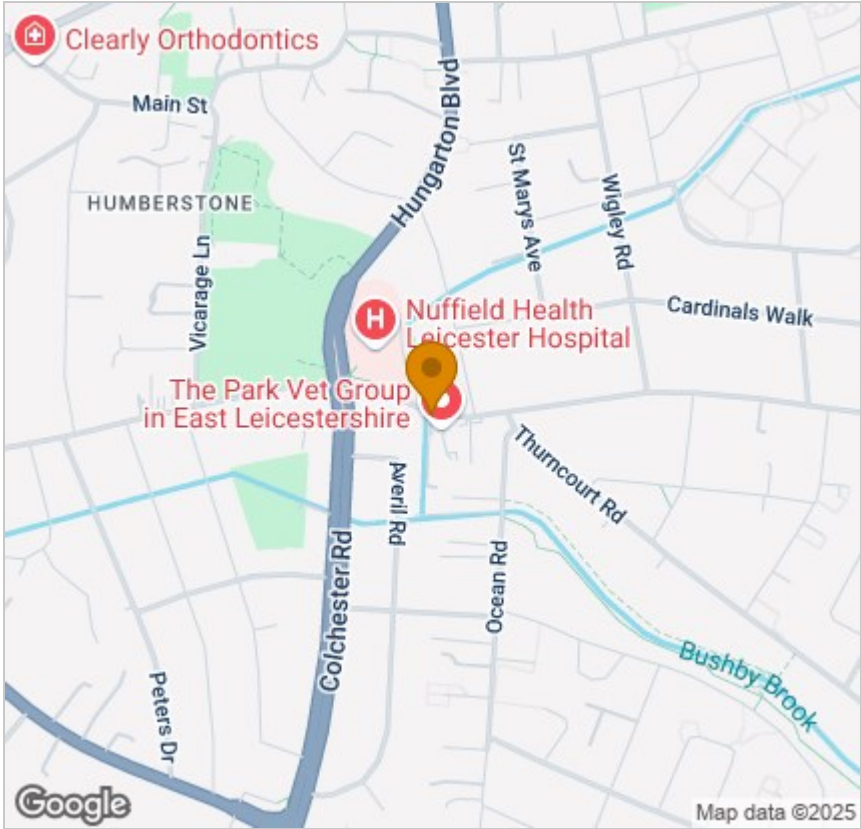
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

