



227 Scraftoft Lane
Leicester, LE5 2HT
£390,000

IMMACULATELY PRESENTED - EXTENDED DETACHED HOME! Set in a popular suburb of the city this immaculately presented home is perfect for families in need of more space. The accommodation briefly consists of, entrance hall, spacious lounge, kitchen and utility area, living-diner and wc to the ground floor. To the first floor are three good size bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating, garage, car port, off road parking and a rear garden. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented, Extended, Detached Home
- Popular Location
- Generous Plot with Scope for Further Extension (STP)
- Lounge, Kitchen, Utility Area, Living- Diner & WC
- Three Bedrooms
- Garage, Parking & Carport
- Viewing Essential
- EPC Rating E, Freehold, Council Tax Band D



Location

The property is located within easy reach of the local amenities on Scraftoft 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 Scraftoft Lane to the City Centre.

The Property

The property is entered via a upvc double glazed door leading into.

Entrance Hall

16'0" x 6'1" (4.88 x 1.87)

With stairs to the first floor, laminate wood flooring, under stairs storage and provides access to the following.

Lounge

10'11" x 15'9" (3.35 x 4.82)

With bay window to the front, oak flooring, coved ceiling and gas fire.

Kitchen

10'11" x 9'3" (3.34 x 2.83)

Fitted with a range of floor and wall mounted units with butchers block work tops and tiled splash backs. The kitchen also benefits from a fitted oven, grill, hob and extractor, sink and drainer unit, integrated dishwasher, tiled floor and recessed spotlighting.

Utility Room

6'1" x 6'7" (1.87 x 2.02)

With plumbing for a washing machine, tiled flooring and further appliance space.

Living-Diner

9'0" x 12'5" (2.75 x 3.81)

With patio door leading onto the rear garden, Velux windows, tiled flooring, study area and doors leading to the wc and car port.

WC

5'4" x 2'5" (1.63 x 0.75)

With low level wc, wall mounted basin, half tiled walls and tiled flooring.

First Floor Landing

9'5" x 6'2" (2.89 x 1.89)

With window to the side, loft hatch and provides access to the following.

Bedroom One

10'8" x 14'9" (3.27 x 4.50)

With bay window to the front and recessed spotlighting.

Bedroom Two

11'0" x 14'4" (3.37 x 4.39)

With bay window to the rear, laminate wood flooring, recessed spotlighting and picture rail.

Bedroom Three

2.55 x 1.84

With feature window to the front, laminate wood flooring and recessed spotlighting.

Bathroom

6'8" x 5'11" (2.09 x 1.82)

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and bath with shower over.

Outside

To the front is off road parking which in turn leads to the property and carport.

To the rear is a generous, well stocked garden with patio and lawned areas along with fenced and hedged boundaries.

Garage & Carport

The property also benefits from a garage and car port both of which have power and light.

Services

The property benefits from mains gas, electric, water and drainage.

Internet- standard, super and ultra fast. See ofcom checker for more details.



Floor Plan



Viewing

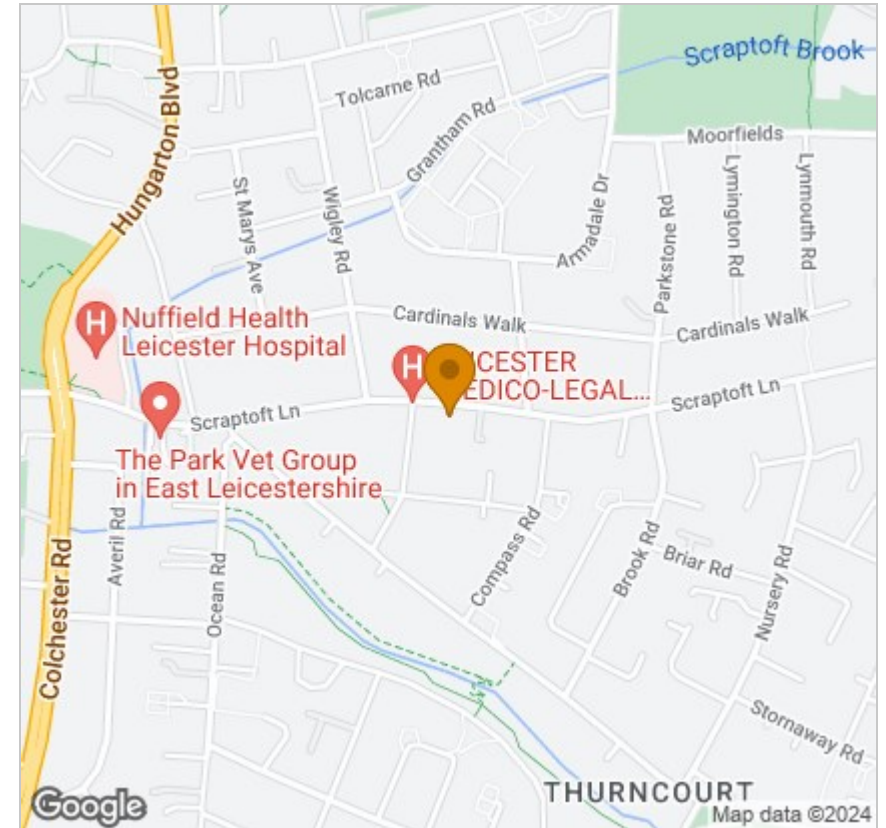
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

