





# SCRAPTOFT LANE HUMBERSTONE LEICESTER LE5 2FF

Offers Over

£410,000

## **FEATURES**

- Freehold
- 3 Bedrooms
- 3 reception rooms
- Located on a Private Road
- Close to local schools, amenties and places of worship

- Detached Bungalow
- Double garage + single garage
- 2 utility rooms
- Sought after location
- Perfect for first time buyers
   / home movers











# 3 Bedroom Detached Bungalow located on Scraptoft Lane

### PORCH

Carpeted, window

### **ENTRANCE HALL**

Laminate flooring, radiator

### KITCHEN / DINER

12'2" x 11'5"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with drainer and mixer tap, integrated fridge / freezer, radiator, tiled flooring, partly tiled walls, uPVC double glazed window, door leading to utility room.

### **UTILITY ROOM**

8'7" x 6'8"

Base level units with worktops over, sink with mixer tap and drainer, plumbing for washing machine and tumble dryer, lino flooring, partly tiled walls, radiator, x2 uPVC double glazed windows, doors leading to conservatory

### LIVING ROOM

15'6" x 12'4"

Carpeted, radiator, mantelpiece with fireplace, uPVC double doors leading to dining room

### **DINING ROOM**

12'0" x 9'5"

Carpeted, radiator, uPVC double glazed window, sliding doors leading to garden

### BEDROOM 1

13'10" x 9'6"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

10'6" x 9'5"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

10'6" x 9'5"

Carpeted, radiator, uPVC double glazed window

### **BATHROOM**

WC, wash hand basin with mixer tap and vanity units, bathtub, lino flooring, partly tiled walls, storage cupboards, extractor fan, radiator, uPVC double glazed window

### **UTILITY AREA**

Carpeted, sink with mixer tap and drainer, partly tiled walls, single glazed window, uPVC door leading to garden

### WC

WC, corner wash hand basin with mixer tap, lino flooring, single glazed window

### **OUTSIDE**

To the front of the property is a large driveway allowing parking for 5 vehicles plus access to a single integral garage and a detached double garage (8 car spaces in total). To the rear, there is a garden partly slabbed and partly laid to lawn with wooden fence surrounds. The garden also allows access to the front of the property from both side aspects.

### **ADDITIONAL INFO**

Tenure: Freehold EPC rating: D

Council Tax Band: D

Council Tax Rate: £2,407.72

Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband















# GROUND FLOOR 2066 sq.ft. (192.0 sq.m.) approx.





TOTAL FLOOR AREA: 2066 sq.ft. (192.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floopfance nontained here, measurements of doors, windows, rooms and any other films are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarantee as to their operability of efficiency can be given.

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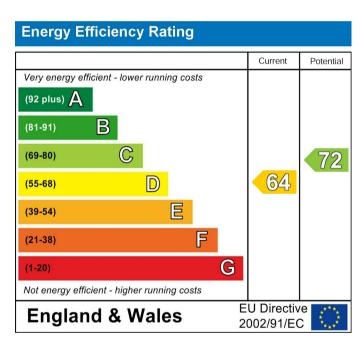
### Call us on

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**Council Tax Band** 

D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

