



Offers Over £370,000

Scraptoft Lane, Leicester, LE5 2HT

- Well Presented Home
- Lounge
- Kitchen / Family Room
- Bathroom
- EPC Rating E Council Tax Band C
- Three Double Bedrooms
- Study
- Downstairs Shower Room
- Garden with Garden Room
- Freehold



An EXTENDED well presented THREE DOUBLE BEDROOM SEMI DETACHED home in LEICESTER.

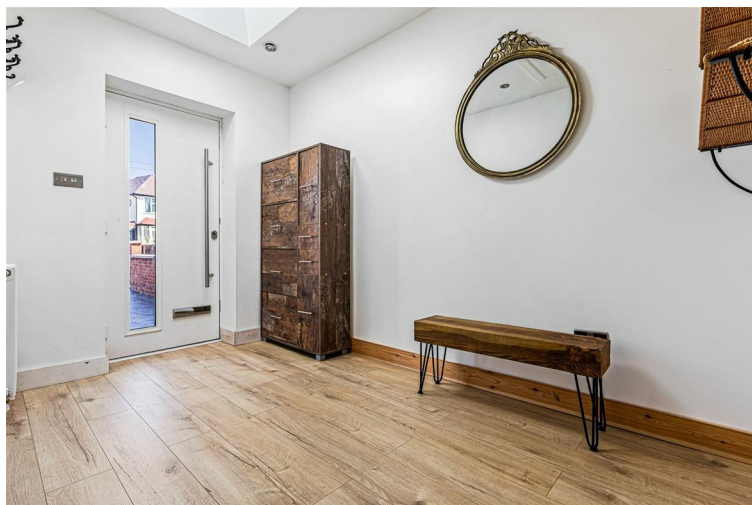
The home briefly comprises an entrance hall, study, lounge, kitchen/family room and shower room on the ground floor.

On the first floor there are three bedrooms and a bathroom.

To the rear is a garden with DETACHED GARDEN ROOM.

The front of the house boasts a block paved DRIVEWAY proving ample off street parking.

Well located close to places of worship and City Centre.



ENTRANCE HALL

10'6" x 7'2" (3.22 x 2.2)

Double glazed front door, spot lights, velux window to ceiling, radiator.



STUDY

7'7" x 6'7" (2.33 x 2.02)

Spot lights, radiator, double glazed window and door to rear aspect.



INNER HALLWAY

Staircase rising to the first floor, spot lights, radiator, under stairs cupboard.



LOUNGE

12'5" to bay x 16'2" (3.79 to bay x 4.94)

Gas Fire (not working), two radiators, spot lights, double glazed bay window to front aspect.



KITCHEN / FAMILY ROOM

24'0" reducing to 13'9" x 16'2" (7.32 reducing to 4.21 x 4.94)

Fitted units with worktops and matching splashbacks, sink with drainer, five ring gas hob, electric oven and extractor, integrated dishwasher, fridge freezer, and washing machine, two radiators, spot lights, Velux window to ceiling, double glazed window to side aspect and pair of double glazed door to rear elevation leading into garden.



OTHER ASPECT



OTHER ASPECT



OTHER ASPECT



LANDING

Access to loft, spot lights, radiator.



SHOWER ROOM

7'9" x 3'7" (2.37 x 1.11)

Low level W/C, vanity unit, walk in shower with mains shower, heated towel rail, tiled walls and floor, spot lights, frosted double glazed window to rear aspect.



BEDROOM ONE

12'9" to bay x 15'0" (3.91 to bay x 4.58)

Two radiators, spot lights, double glazed bay window to front aspect.



BEDROOM TWO

10'10" x 9'8" (3.31 x 2.95)

Spot lights, radiator, double glazed window to rear aspect.



BATHROOM

9'8" x 4'11" (2.95 x 1.52)

Bath with mains shower and electric shower, low level W/C, vanity unit, heated towel rail, extractor, tiled walls and floor, spot lights, frosted double glazed window to rear aspect.



BEDROOM THREE

9'7" x 7'8" (2.94 x 2.35)

Radiator, spot lights, double glazed window to side aspect.



OUTSIDE

Part paved garden, power, water tap.

To the front of the property is a blocked paved driveway.



GARDEN ROOM 10'9" x 8'11" (3.28 x 2.74)

Double glazed window and door to front aspect.

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

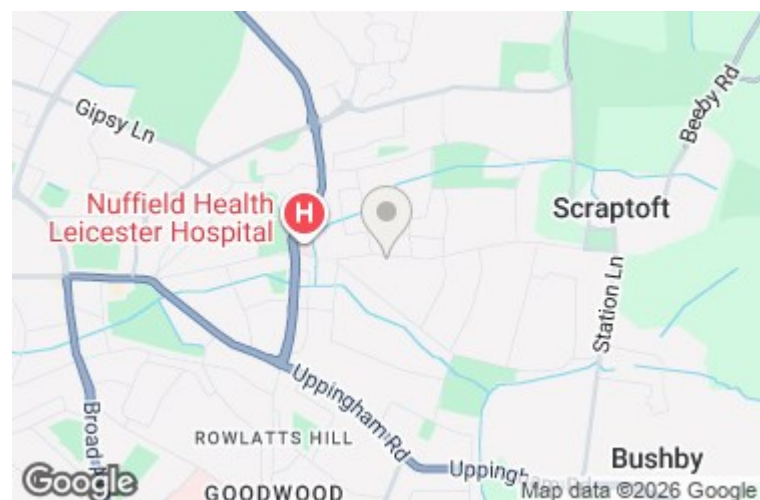
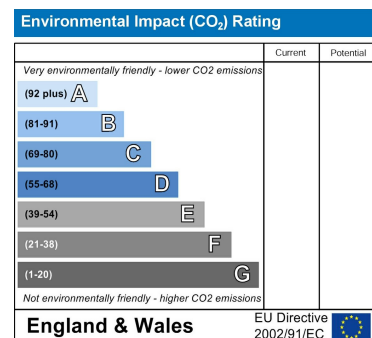
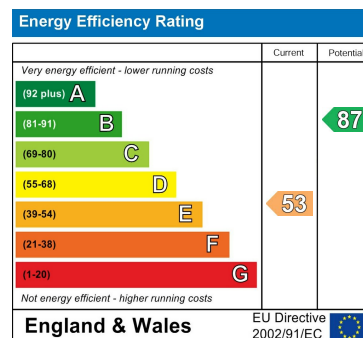
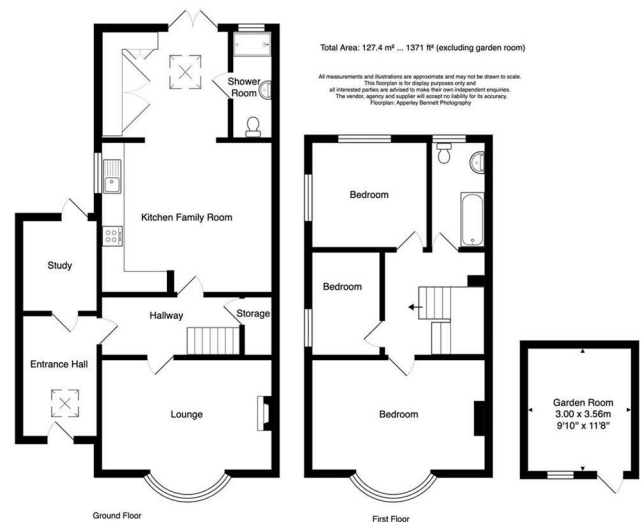
AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale. The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

