



Hall Road, Scraptoft Leicester LE7 9SX

welcome to

Hall Road, Scraptoft Leicester

Fully modernised three-bedroom semi-detached home on Hall Road, Scraptoft. Open-plan kitchen/diner with rear extension, quality finishes throughout, landscaped garden, side garage with electric door and a fully retiled roof to house and garage.



Entrance Porch

Door to the front.

Entrance Hall

Door to the front.

Lounge

Double glazed bay window to the front and laminate flooring.

Open Plan Kitchen/Diner

Fitted kitchen comprising of oak units with solid quartz work surfaces over, sink drainer unit, integrated electric oven, electric hob, washing machine and fridge. Double glazed window to the rear.

Dining Area

Laminate flooring.

First Floor Landing

Stairs rising from the ground floor.

Bedroom One

Double glazed window to the rear, carpeted, fitted cupboards and boiler cupboard housing a combi boiler.

Bedroom Two

Double glazed bay window to the front, carpeted and fitted wardrobes.

Bedroom Three

Double glazed window to the front and carpeted.

Bathroom

Bath with shower over, WC, hand wash basin and tiled walls.

Garage

With remote controlled electric rolling door.

Front & Rear Of Property

To the front of the property is a driveway leading to the garage. To the rear of the property is a landscaped garden with porcelain slab paving, complemented by front and rear exterior lighting,



view this property online williamhbrown.co.uk/Property/LHS120767



welcome to

Hall Road, Scraftoft Leicester

- Three Bedroom Semi Detached Home
- Fully Modernised
- Open Plan Kitchen/Diner
- Garage With Remote Controlled Electric Door
- Landscaped Garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers over

£330,000

view this property online williamhbrown.co.uk/Property/LHS120767



Property Ref:
LHS120767 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk