

*...always working harder for you!*  
*Selling properties locally for over 21 years!*

**Taylor's**  
Property Services

**Station Lane, Scraptoft, LE7**

**£350,000 Freehold**



- Beautifully positioned detached family home
- Wonderful open countryside views
- Four Bedrooms
- Extensive gardens
- Highly sought after location
- Extensive parking and two garages
- Feature kitchen and conservatory
- Early viewing recommended

**To view this property call our viewing hotline on 0116 269 7266**

Taylor's Property Services  
1258 Melton Road, Syston, Leicestershire, LE7 2HB

Sales: 0116 269 7266  
Fax: 0116 269 6384  
Email: [systonWeb@taylorps.co.uk](mailto:systonWeb@taylorps.co.uk)  
Website: [www.taylorps.co.uk](http://www.taylorps.co.uk)

Taylor's Mortgage Services Limited.  
Registered Office: 4 Office Village, Forder Way, Hampton, Peterborough, PE7 8GX. Registered in England & Wales. Company Registration No: 4197156



# Station Lane, Scraptoft, LE7

Beautifully positioned detached family home situated in this sought after location with open countryside views to rear. The accommodation briefly comprises to the ground floor; entrance porch, entrance hall, lounge, cloakroom, feature kitchen/dining room with extensive views across the garden and countryside, conservatory, two bedrooms and four piece bathroom with two further bedrooms and study area to loft. The property stands set back from the road with extensive parking to the front and two garages. The larger than average and feature gardens to the rear comprises a raised York stone patio area with extensive lawns and wonderful open views. This home of distinction must be viewed to be appreciated and we highly recommend an early viewing.

## Entrance Hall -

Two radiators, enclosed stairs leading to first floor accommodation, private door to garage.

## Cloakroom -

Two piece suite comprising; wash hand basin and low level WC, radiator, UPVC double glazed window.

## Lounge - 20'0" x 11'6" (6.10m x 3.51m)

Radiator, UPVC double glazed window, UPVC double glazed French doors to side aspect, real flame effect gas fire with feature display surrounds, TV point.

## Kitchen/Dining Room - 21'0" x 11'4" (6.40m x 3.45m)

Single stainless steel sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in cooker and four piece gas hob with extractor fan over, integrated washing machine, dishwasher and fridge freezer, tiled floor, UPVC double glazed windows over looking extensive gardens with open countryside views, wall in shelved pantry housing central heating system, French doors to conservatory.

## Conservatory - 8'2" x 7'8" (2.49m x 2.34m)

Tiled floor, UPVC picture windows over looking gardens and countryside views, UPVC double glazed French door to rear garden.

## Bedroom One - 13'5" x 12'5" (4.09m x 3.78m)

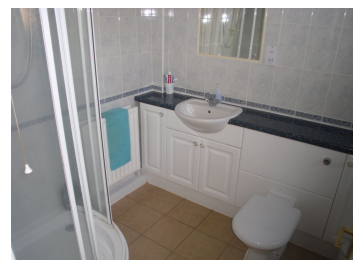
Radiator, UPVC double glazed window, French door to rear garden, fitted wardrobes and drawers.

## Bedroom Two - 11'8" x 10'0" (3.56m x 3.05m)

Radiator, UPVC double glazed window, built in wardrobe.

## Family Bathroom - 8'10" x 6'10" (2.69m x 2.08m)

Tiled shower cubicle, panelled bath, low level WC, vanity basin with cupboards below, double radiator, electric shaver point, tiled floor, tiled throughout, coved ceiling, inset spotlights.



# Station Lane, Scraptoft, LE7

## Second Floor Landing -

UPVC double glazed window with open aspect views to rear, built in cupboard.

## Bedroom Three - 12'4" x 7'8" (3.76m x 2.34m)

Radiator, UPVC double glazed window, built in wardrobes.

## Bedroom four - 10'2" x 6'6" (3.10m x 1.98m)

Airing cupboard, radiator, UPVC double glazed window with open countryside views, door to study area.

## Study - 12'0" x 7'6" (3.66m x 2.29m)

## Outside -

To the front; evergreen screening with gated access to extensive parking leading to two garages with up and over doors. To the rear; extensive gardens comprising raised yolk stone patio area with steps leading to extensive lawns with evergreen and floral borders, open countryside views.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F	38		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			49
(21-38) F	31		
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.