



## Orchard Close, Scraftoft

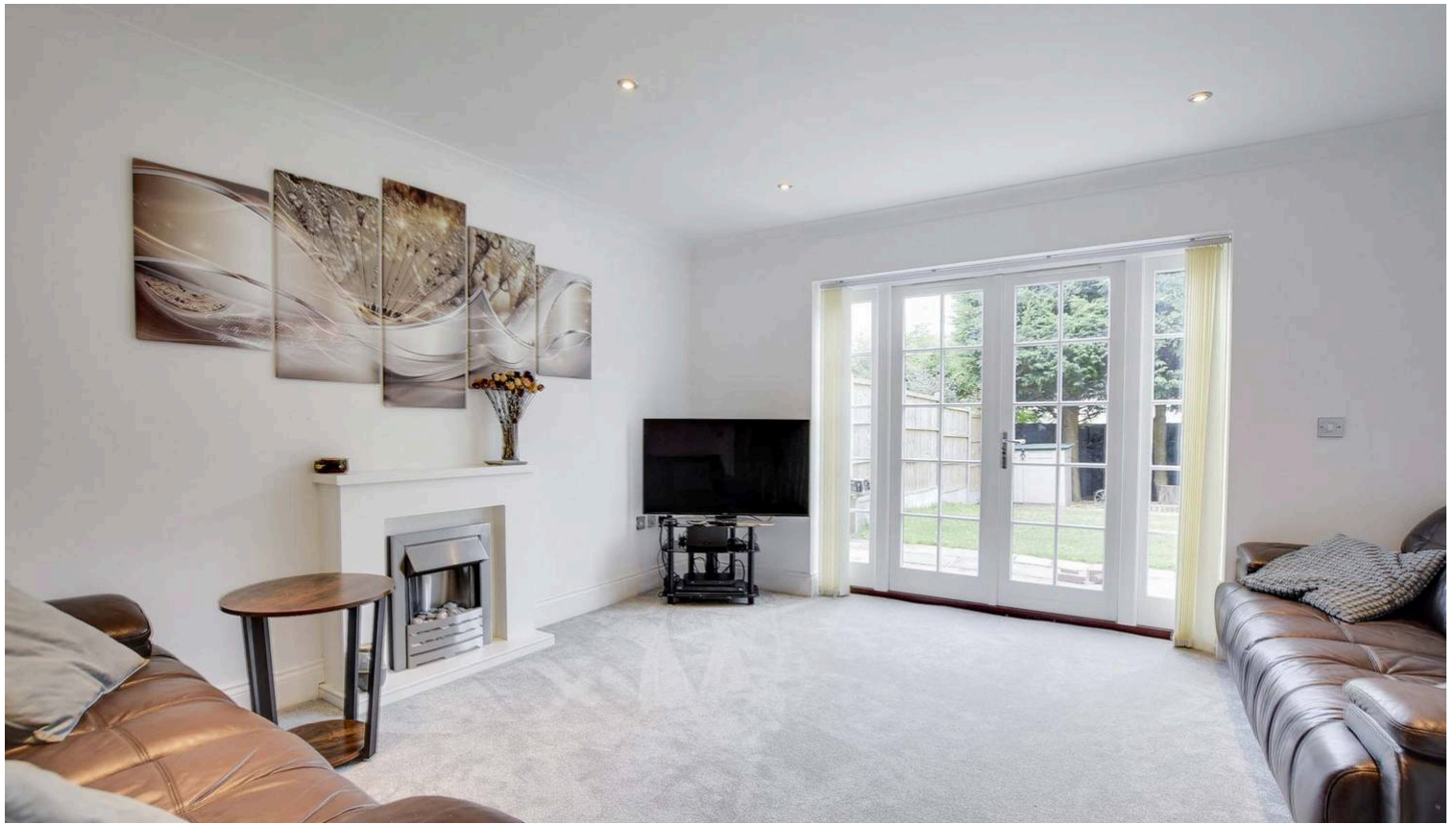
Offer Over £360,000

This BEAUTIFULLY PRESENTED three storey semi-detached property provides exactly what your family needs. Featuring FOUR DOUBLE BEDROOMS over two upper floors including a principal en-suite.



0116 271 3333





#### **Entrance Hall**

With laminate floor, stairs to first floor, radiator.

#### **Ground Floor WC**

6' 5" x 2' 10" (1.96m x 0.87m)

With double glazed window to the front elevation, tiled floor, low-level WC, tiled splashback, wash hand basin, ladder towel rail/radiator.

#### **Kitchen**

13' 10" x 7' 3" (4.22m x 2.21m)

With double glazed window to the front elevation, tiled floor, wall and base units, one and a half bowl sink and drainer unit, part tiled walls, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, integrated oven and hob, extractor hood, radiator.

#### **Lounge**

13' 10" x 13' 7" (4.21m x 4.13m)

With double glazed French doors and windows to the rear elevation, carpet floor, storage cupboard, electric fire (not working) with surround and hearth, radiator.

#### **Dining Room**

11' 6" x 7' 10" (3.50m x 2.39m)

With double glazed door to the rear elevation, laminate floor, radiator.



### **First Floor Landing**

With carpet floor, stairs to second floor, radiator.

### **Bedroom Two**

15' 11" x 7' 9" (4.86m x 2.36m)

With double glazed window to the front elevation, double glazed skylight to the rear elevation, carpet floor, radiator.

### **Bedroom Three**

13' 10" x 9' 11" (4.21m x 3.01m)

narrowing to 2.06 m. With two double glazed windows to the rear elevation, carpet floor, radiator.

### **Bedroom Four**

13' 9" x 9' 11" (4.20m x 3.01m)

narrowing to 1.95 m. With two double glazed windows to the front elevation, laminate floor, radiator.

### **Family Bathroom**

7' 3" x 7' 2" (2.20m x 2.19m)

With tiled floor, part tiled walls, bath with shower over, low-level WC, wash hand basin, ladder towel rail/radiator.

### **Second Floor**

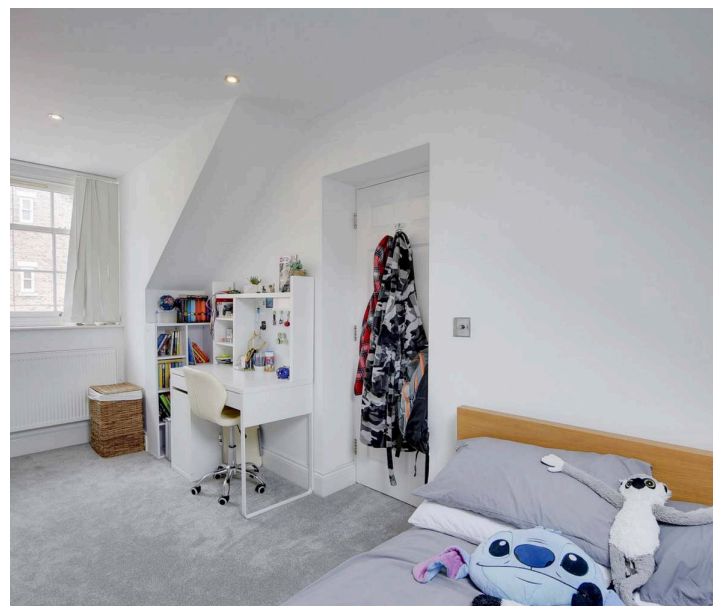
With double glazed window to the side elevation.

### **Bedroom One**

13' 7" x 10' 6" (4.15m x 3.21m)

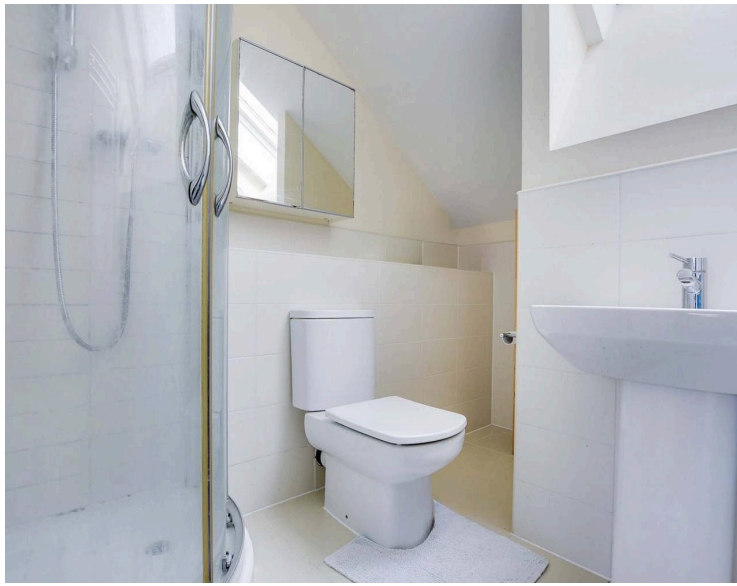
also measuring 2.10 m x 2.19 m. Irregular shaped room.

With double glazed window to the front elevation, carpet floor, radiator.









### **En-Suite**

5' 3" x 6' 7" (1.61m x 2.00m)

With double glazed skylight window to the rear elevation, tiled floor, part tiled walls, shower cubicle, low-level WC, wash hand basin, medicine/storage cabinet, ladder towel rail/radiator.

### **Front Garden**

Paved frontage with gated access to the rear.

### **Rear Garden**

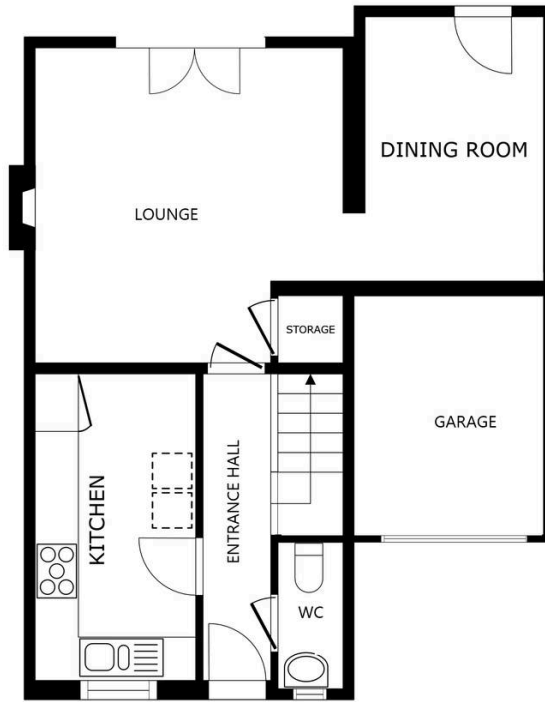
With paved patio area, lawn, trees providing privacy, fencing to perimeter, gravelled area.

### **Driveway 1 vehicle**

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

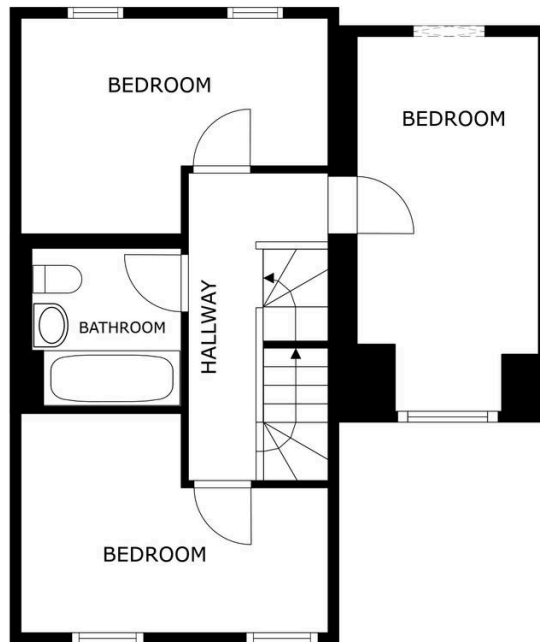
### **Garage**

Providing ideal storage. Please note that the garage was partitioned to create the dining room and therefore can not fit a vehicle.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The property is within easy reach of nearby shops in Scraftoft Village, with a more extensive range of amenities available along nearby Uppingham Road or in Oadby Town Centre. There are popular local schools that feed into highly regarded Oadby Schooling. Scraftoft Golf Course and Leicestershire's countryside are also within easy reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.