

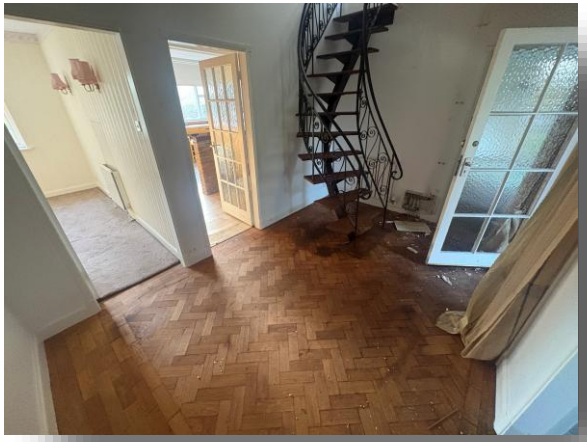
Scraptoft Lane,Scraptoft Leicester LE7 9SE

william h brown

welcome to

Scraptoft Lane, Scraptoft Leicester

This four bedroom bungalow occupies a generous plot and offers excellent scope for modernisation and extension (subject to the necessary consents). Features include a spiral staircase, two reception rooms, a utility room, garage, off road parking, and a substantial rear garden.











Entrance Hall
Door to the front and spiral staircase rising to the first floor.

Lounge
Window to the front, radiator and carpeted.

Kitchen/Diner
Wall and base units with work surfaces over, sink drainer unit and space for appliances. Window to the rear and door to the side.

Utility Room
With base units.

Conservatory
Patio doors to the rear.

Bedroom Three
Window to the rear, radiator and carpeted.

Bedroom Four
Window to the front, window to the side, radiator and carpeted.

Bathroom
Window to the side, bath and hand wash basin.

Separate W C
Window to the side and WC.

First Floor Landing
Bedroom One
Window to the rear.

Bedroom Two
Window to the rear and hand wash basin.

Garage
Two windows and door to the side and WC

Front & Rear Of Property
To the front of the property is a large driveway providing ample off-road parking alongside the garage. To the rear of the property is a substantial rear garden, providing excellent outdoor space.



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welcome to

Scraptoft Lane, Scraptoft Leicester

- Four bedroom detached bungalow
- Large plot with substantial rear garden
- Scope for modernisation and extension (STPP)
- Two reception rooms
- Driveway parking and garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£375,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LHS120815 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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