

FOR SALE



SCRAPTOFT LANE LEICESTER LE5 1PB

£375,000

FEATURES

- No chain
- Potential to extend (stpp)
- Semi Detached House
- Kitchen
- Driveway for four cars
- Sought after location
- Three Bedrooms
- Through Lounge
- Bathroom
- Spacious rear garden



SETHS

3 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Vinyl flooring, radiator, staircase leading to first floor

THROUGH LOUNGE

25'2" x 11'2"

Vinyl flooring, x2 radiators inc long standing radiator, uPVC double glazed bay window, uPVC double glazed French doors leading to rear garden

KITCHEN

10'3" x 6'0"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, sink with mixer tap and drainer, plumbing for washing machine, vinyl flooring, partly tiled walls, radiator, understairs storage, uPVC double glazed window, uPVC double glazed door leading to rear garden

FIRST FLOOR

BEDROOM 1

13'9" x 10'9"

Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2

13'7" x 11'3"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'9" x 6'8"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

OUTSIDE

To the front of the property is a paved driveway with space for up to four vehicles. To the rear of the property is a spacious rear garden mainly laid to lawn with wooden fence surrounds, There is potential to extend the property to the side and rear (stpp).

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: C

Council Tax Rate: £2,247.78

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



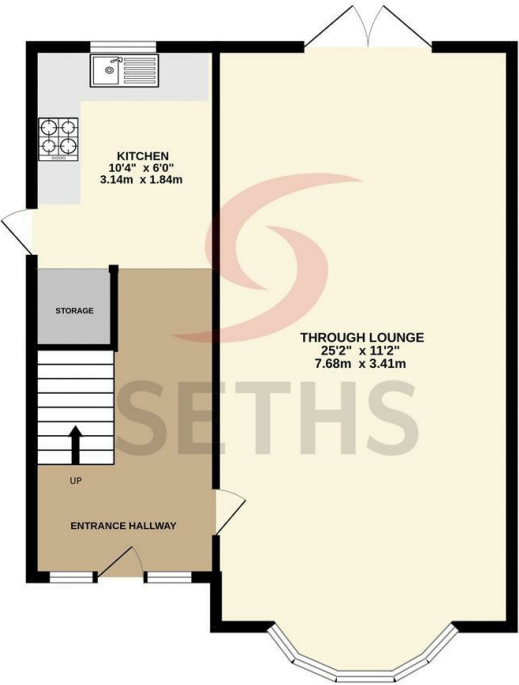
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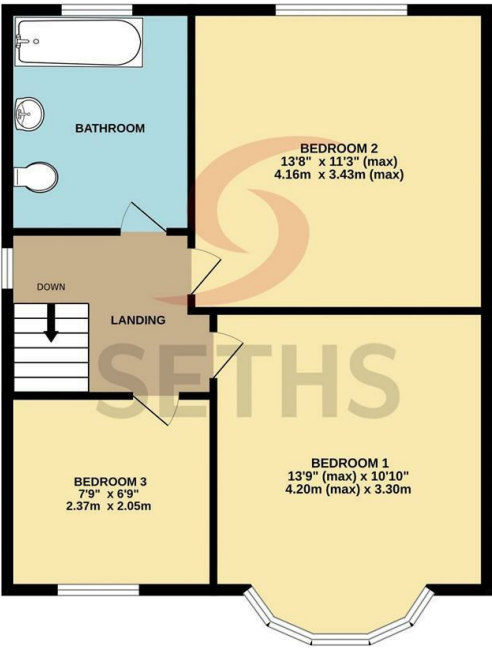
info@seths.co.uk
www.seths.co.uk

Council Tax Band
C

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.