



**362 SCRAPTOFT
LANE, LEICESTER LE5 1PD**

£475,000
FREEHOLD



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JUDGE ESTATE AGENTS ARE DELIGHTED TO PRESENT TO THE MARKET THIS DISTINCTIVE THREE-BEDROOM DETACHED PROPERTY, FORMERLY SERVING AS A LOCAL POLICE STATION AND CONVENIENTLY SITUATED ON SCRAPTOFT LANE, CLOSE TO SCRAPTOFT VILLAGE. THE HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, INCLUDING AN OPEN-PLAN KITCHEN DINER, CONSERVATORY AND THREE WELL-PROPORTIONED BEDROOMS, WITH EN-SUITE FACILITIES TO THE PRINCIPAL BEDROOM. TO THE REAR IS A GARDEN PROVIDING SPACE FOR OUTDOOR SEATING AND ENTERTAINING, WHILE THE FRONT OFFERS AMPLE OFF-ROAD PARKING. FURTHER FEATURES INCLUDE A CARPORT WITH ELECTRICITY AND LIGHTING, AN OUTSIDE WC AND A SUBSTANTIAL DOUBLE GARAGE, CURRENTLY USED AS A WORKSHOP AND ALSO EQUIPPED WITH ELECTRICITY AND LIGHTING.



PORCH AND ENTRANCE HALL

Accessed via the front entrance door, with a further door leading into the entrance hall, with stairs rising to the first-floor landing and doors providing access to the lounge and open-plan kitchen diner.

KITCHEN DINER

Fitted with a range of gloss wall and base units with work surfaces over, tiled splashbacks and a sink with mixer tap. Integrated electric oven with gas hob and extractor hood over. Central island providing additional storage, worktop space and a breakfast bar. The kitchen opens into the dining area, with space for a dining table, a radiator, uPVC double-glazed windows and a glazed door providing access to the rear garden. Tiled flooring and recessed ceiling spotlights continue throughout the open-plan space. Door leading to the pantry/utility, which provides additional storage and has plumbing and space for a washing machine.

LOUNGE

Laminate flooring, uPVC double-glazed window, radiator and feature fireplace with inset electric fire. uPVC double-glazed doors with matching side panels lead through to the conservatory.

CONSERVATORY

Of uPVC double-glazed construction with a polycarbonate roof, carpeted flooring, radiator and power points. Double doors provide access to the rear garden.

BEDROOM THREE

Carpeted flooring, radiator, uPVC double-glazed window to front elevation

BEDROOM TWO

Carpeted flooring, radiator and uPVC double-glazed window to rear elevation.

BEDROOM ONE

Carpeted flooring, radiator and uPVC double-glazed window to front elevation. Door leading to the en-suite shower room.

ENSUITE

Fitted with a three-piece suite comprising an enclosed shower cubicle, pedestal wash hand basin and low-level flush WC. Tiled walls and an obscure uPVC double-glazed window.

FAMILY BATHROOM

Fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level flush WC. Fully tiled walls, tiled flooring, chrome heated towel rail and an obscure uPVC double-glazed window.

FRONT OF PROPERTY

Gated access opens onto a substantial driveway providing ample off-road parking for several vehicles. The driveway continues beneath the carport, which benefits from electricity and lighting, and provides access to the double garage.

REAR GARDEN

The rear garden is mainly laid to lawn with paved pathways, gravelled borders and space for outdoor seating. The garden provides access to the double garage/workshop and an outside WC, fitted with a low-level flush WC incorporating a wash hand basin above the cistern.

LOCATION

The property is situated towards the Scraftoft village end of Scraftoft Lane, on the eastern side of Leicester. The location provides convenient access to the amenities available within Scraftoft village and the surrounding area, together with road links into Leicester city centre.

DOUBLE GARAGE

A substantial double garage, currently used as a workshop, with an electric roller door, electricity and lighting. uPVC double-glazed window to the side and a pedestrian door providing access to the rear garden.

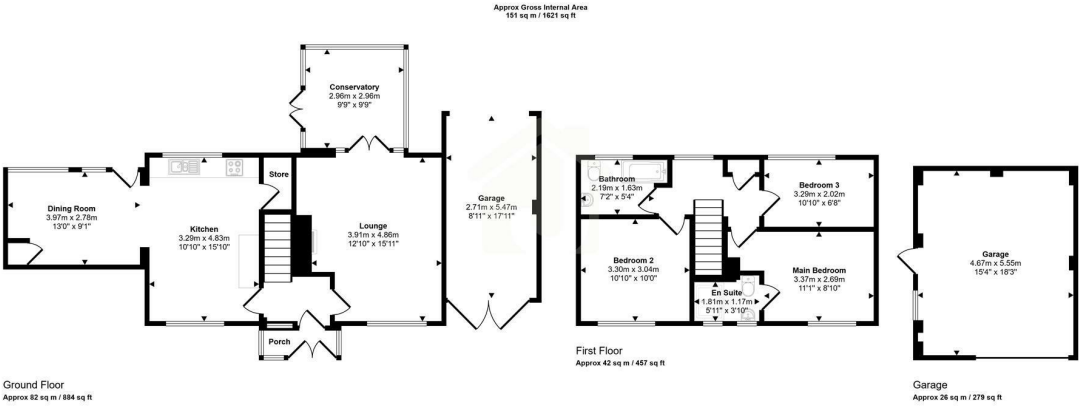


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.



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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

We always like any potential purchaser to follow our four steps:

- 1 Read property description**
- 2 Look at floorplan**
- 3 Watch our virtual viewing video**
- 4 Please provide and assist proof of affordability**

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

LET'S TALK

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TERMS & CONDITIONS

Money laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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