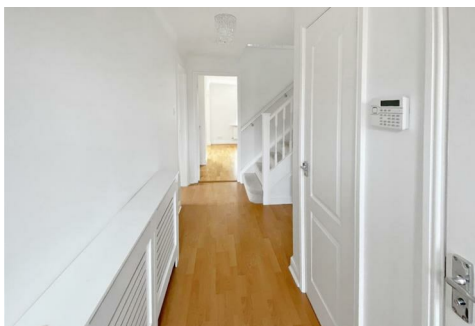




12 Scalborough Close, Leicester, LE8 5XH

Offers In The Region Of £425,000

Situated in a quiet South Leicestershire Village, this property is for sale with NO CHAIN! This spacious and beautifully maintained detached family home has spacious and versatile living accommodation which in brief comprises: Entrance hallway, WC, study, Kitchen and a large living diner. First Floor: Four bedrooms, one with an en suite and Family bathroom. Outside: Driveway parking, a large rear garden and a detached double garage.

Entrance hallway



Entered via a composite and glazed front door, with stairs rising to the first floor and doors leading to the WC, study, lounge, kitchen and storage cupboard. Radiator.

WC

With an obscure window to the front aspect, fitted with a low level WC, pedestal wash basin and a radiator.

Study



With a window to the front aspect and a radiator.

Kitchen



With windows to the front and side aspect, a door leading outside and an opening to the lounge/diner. Fitted with a range of wall and base storage units with worksurfaces over and an integrated electric oven and hob together with an extractor hood over. Additionally there is a fitted dishwasher and fridge freezer, with space/plumbing for a washing machine.

Lounge Diner



With double opening French doors leading to the rear garden and a bay window to the rear aspect. With a feature fireplace and three radiators.

Landing

With a window to the side aspect, doors leading to all first floor accommodation, access to the loft and a radiator.

Bathroom



With an obscure window to the front aspect, fitted with a low level WC, pedestal wash basin and a bath with a shower over and a glass screen. Heated towel rail/radiator.

Master Bedroom



With a window to the front aspect and a door to the ensuite, there are fitted wardrobes and a radiator.

En Suite



With an obscure glass window to the front aspect, fitted with a low level WC, pedestal wash basin and a shower cubicle. Heated towel rail/radiator.

Bedroom Two



With a window to the rear aspect and a radiator.

Bedroom Three



With a window to the rear aspect and a radiator.

Bedroom Four



With a window to the rear aspect and a radiator.

Outside

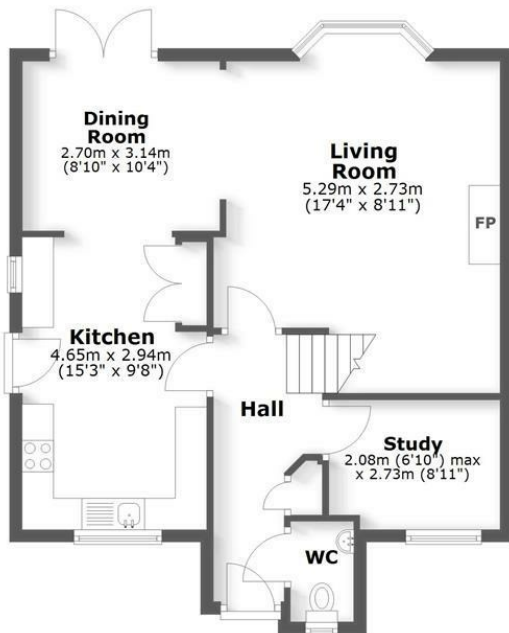


The rear garden is largely laid to lawn with a patio area and borders. There is a side access gate leading to the front of the property and a door leading to the garage.

The front of the property had a lawn area and driveway parking to the side which leads to a double detached garage.



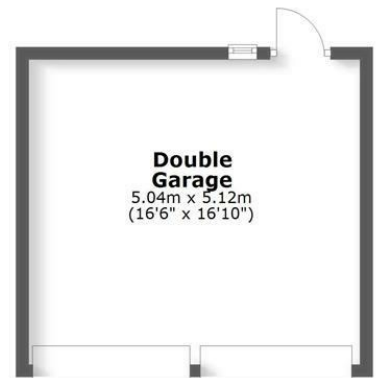
Approx. 59.7 sq. metres (643.1 sq. feet)



Approx. 58.5 sq. metres (629.7 sq. feet)



Approx. 25.8 sq. metres (277.8 sq. feet)



Total area: approx. 144.1 sq. metres (1550.6 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) 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		85	70	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			