



Scraptoft Lane,Leicester LE5 1PB

welcome to

Scraptoft Lane, Leicester

An immaculate four-bedroom semi-detached home on the ever-popular Scraptoft Lane, boasting a stunning extended kitchen diner with underfloor heating, versatile ground-floor accommodation, off-road parking and beautifully presented living space throughout. Perfect for modern family living.

Entrance Porch

Door to the front

Entrance Hall

Door to the front, radiator and tiled.

Lounge

Bay window to the front, patio doors to the rear, fire place, spotlights and two radiators.

Kitchen/Diner

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit with Quooker tap, island unit with storage, gas under floor heating, radiator, integrated dishwasher, microwave and fridge freezer and space for further appliances. Window to the side, four skylights and bi-fold doors to the rear.

Utility Room

Fitted with wall and base units, tiled flooring, under floor heating and radiator. French doors to the rear.

Bedroom Four

Window to the front, door to the front and radiator.

Wet Room

With shower, WC, hand wash basin, radiator and fully tiled.

First Floor Landing

Window to the side and loft access.

Bedroom One

Bay window to the front, fitted wardrobe and radiator.

Bedroom Two

Window to the rear, fitted wardrobe and radiator.

Bedroom Three

Window to the front and radiator.

Bathroom

window to the rear, shower cubicle, WC, vanity hand wash basin, radiator and tiled flooring.

Front & Rear Of Property

To the front of the property is off road parking. To the rear of the property is an easy to maintain garden laid to lawn with a patio area.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online williamhbrown.co.uk/Property/LHS120769



welcome to

Scraptoft Lane, Leicester

- Four-bedroom semi-detached
- 6 metre extended kitchen diner
- Underfloor heating to kitchen & utility
- Ground-floor bedroom & shower room
- Driveway and rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£475,000



Total floor area 131.7 m² (1,418 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/LHS120769



Property Ref:
LHS120769 - 0008

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk