



**St. Leonards Close, Scole Diss IP21 4DW**

**welcome to**

## **St. Leonards Close, Scole Diss**

A three-bedroom semi-detached house in the sought-after village of Scole, offering an excellent opportunity for renovation close to local amenities. The property features a spacious lounge, kitchen, conservatory, three bedrooms, a family bathroom, a turfed rear garden, driveway and garage.

### **Entrance Hall**

Tiled flooring.

### **Lounge**

17' 11" x 11' 11" ( 5.46m x 3.63m )

Window to rear aspect, sliding door to conservatory, radiator, carpet flooring.

### **Kitchen**

19' 5" Max x 6' 9" ( 5.92m Max x 2.06m )

Window to front aspect, wall and base units, built in sink, tiled backing, tiled flooring.

### **Conservatory**

14' 3" x 7' 6" ( 4.34m x 2.29m )

Window to side and rear aspect, radiator.

### **Landing**

Radiator, loft hatch, carpet flooring.

### **Bedroom 1**

15' 1" Max x 7' 8" Max ( 4.60m Max x 2.34m Max )

Window to rear aspect, radiator, cupboard with water tank, laminate flooring.

### **Bedroom 2**

9' 11" x 11' 11" Max ( 3.02m x 3.63m Max )

Window to rear aspect, storage cupboard, radiator, laminate flooring.

### **Bedroom 3**

8' 4" x 7' 8" ( 2.54m x 2.34m )

Window to front aspect, radiator, storage cupboard, carpet flooring.

### **Bathroom**

Window to front aspect, w/c, walk in shower, heated towel rail, wash basin, laminate flooring.

### **Rear Garden**

Turfed, fence for boundary, patio path for side access.

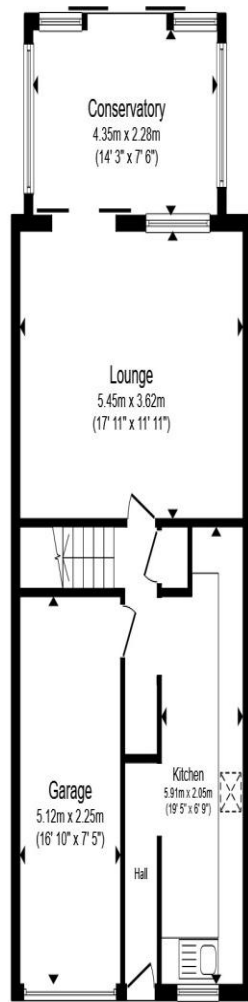
### **Parking**

Driveway for off road parking.

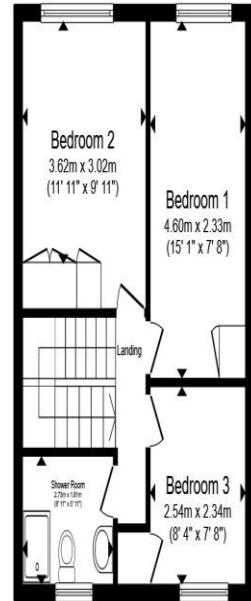
### **Garage**

16' 10" x 7' 5" ( 5.13m x 2.26m )

Manual up and over door, electric, concrete flooring.



**Ground Floor**



**First Floor**

Total floor area 104.8 m<sup>2</sup> (1,128 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](http://www.propertybox.io)



**welcome to**  
**St. Leonards Close,**  
**Score Diss**

- Sold by auction
- Three-bedroom semi-detached house
- Excellent renovation opportunity
- Driveway for off road parking
- Conservatory

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£180,000**



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Property Ref:  
DSS111491 - 0004

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