JUDGE
ESTATE AGENTS

35 JAMES WAY, SCRAPTOFT LE7 9TU

£310,000
FREEHOLD

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JUDGE ESTATE AGENTS PRESENT TO THE MARKET, THREE DOUBLE BEDROOM HOME SET ACROSS THREE FLOORS, LOCATED ON AN EXCLUSIVE DEVELOPMENT BUILT BY MESSRS DAVIDSONS IN THE HIGHLY SOUGHT-AFTER VILLAGE OF SCRAPTOFT. OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS BEAUTIFULLY PRESENTED PROPERTY IS IDEAL FOR THE GROWING FAMILY.

THE GROUND FLOOR FEATURES A MODERN KITCHEN-DINER WITH A SELECTION OF INTEGRATED APPLIANCES, PROVIDING A PRACTICAL AND STYLISH SPACE FOR EVERYDAY LIVING. A WC AND A COMFORTABLE LIVING ROOM COMPLETE THE FLOOR.

GROUND FLOOR

ENTRANCE HALL
Doorway leads to entrance hall with staircase leading to first floor, carpeted flooring, radiator, door to:

LIVING ROOM 10'2" x 14'9"
To front elevation, LVT flooring, UPVC double glazed window, radiator, door to:

KITCHEN DINER 15'5" x 19'2"
To rear elevation, selection of modern wall and base units with integrated 50/50 fridge freezer, dishwasher, double oven/grill, gas hob, extractor fan over, integrated microwave and plumbing for washing machine.
Tiled flooring, 2 x radiators, 2 UPVC double glazed windows and French doors leading to the rear garden. Space for dining table and area for further selection of usage. Walk in storage.
Door leading to;

WC
Tiled flooring, radiator, half wall tiled area and two piece suite including low level flush WC and hand wash basin.

FIRST FLOOR

BEDROOM TWO 8'9" x 15'3"
To rear elevation, carpeted flooring, two UPVC double glazed windows and radiator

FAMILY BATHROOM 8'1" x 9'9"
Boasting four piece white suite including bath with part tiled walls, low level flush WC, hand wash basin and enclosed double shower cubicle with floor to ceiling tiled walls. Vinyl flooring, towel heated rail and UPVC double glazed window

BEDROOM THREE 10'4" x 8'4"
To front elevation, carpeted flooring, radiator and UPVC double glazed window

LANDING
Carpeted landing area leading to first floor rooms, airing cupboard, doorway leads to staircase rising to second floor.

SECOND FLOOR

BEDROOM ONE 11'10" x 12'3"
Carpeted flooring, fitted wardrobes, UPVC double glazed window, 2 velux windows and radiator, door leading to:

ENSUITE 7'11" x 6'2"
Three piece suite including low level flush WC, hand wash basin, enclosed shower cubicle with tiled wall, further half wall tiling to room, towel rail heater

EXTERIOR
To front of property, two parking spaces with flagstone path leading to front door and gated side access to rear garden, selection of borders with mature shrubs.
To the rear of the property, private enclosed garden with outside water tap, patio area by french doors from kitchen diner, mainly laid to lawn area and additional flagstone patio area leading to garden shed. Selection of borders with shrubs and plants.

MAINTENANCE FEE
We are aware of a management fee for the upkeep of the surrounding areas, this is approx. £50pcm.

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

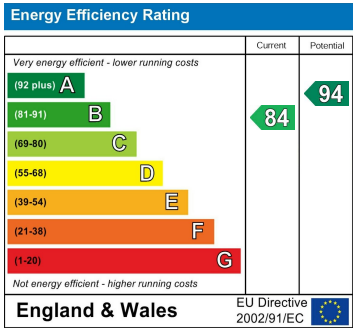
1) Read property description

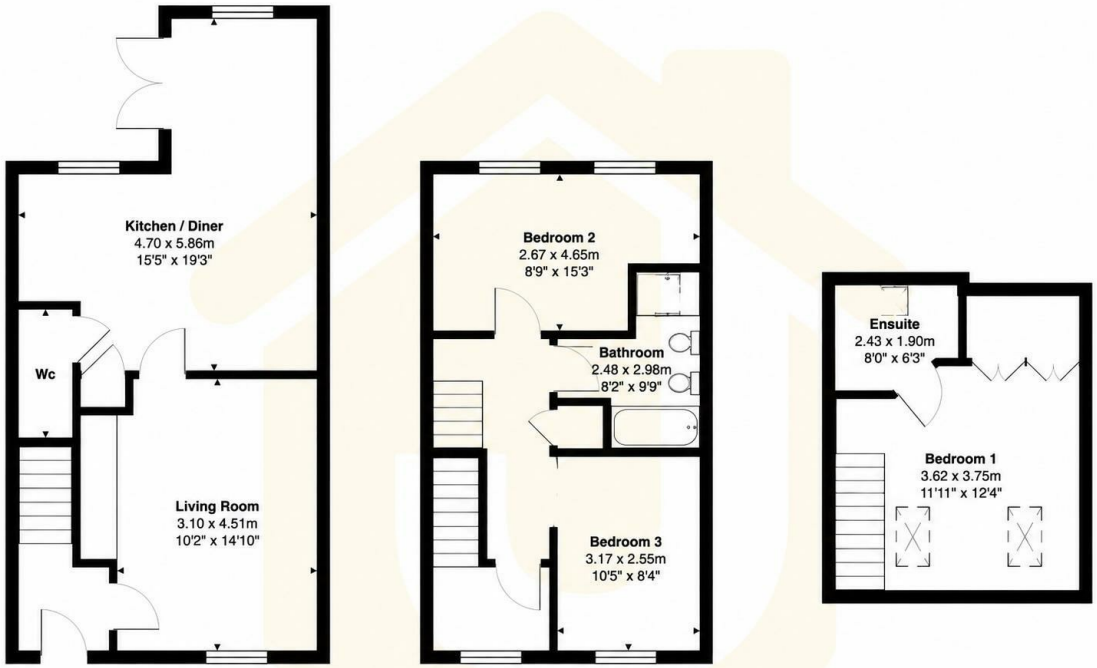
2) Look at Floorplan

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

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.

ANTI 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.





All measurements are approximate and for display purposes only

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.

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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All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
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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.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.