1 Long Close, Scraptoft

Offers in Region of **£375,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS

1 Long Close

Scraptoft, Leicester

Beautifully presented 3-bed detached home with open-plan kitchen, en-suite, conservatory, south-facing garden, driveway, and flexible living space in sought-after Scraptoft village near Leicester.
Council Tax band: D

Tenure: Freehold

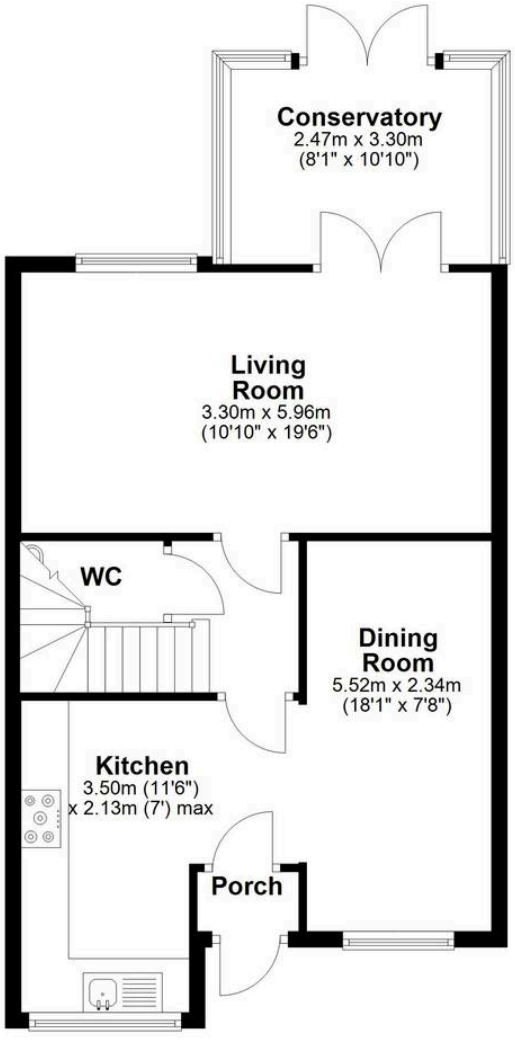
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully presented three-bedroom detached family home
- Two excellent reception rooms, offering flexible living and entertaining space
- Impressive open-plan kitchen and dining room at the front of the property
- Spacious family living room with conservatory overlooking the garden
- Underfloor heating throughout the conservatory
- Principal bedroom with modern en-suite shower room
- South-facing, low-maintenance rear garden ideal for outdoor dining
- Located in the highly sought-after village of Scraptoft, with great access to Leicester and the A47
- Off road parking for 2 vehicles
- Two and a half years of NHBC warranty remaining

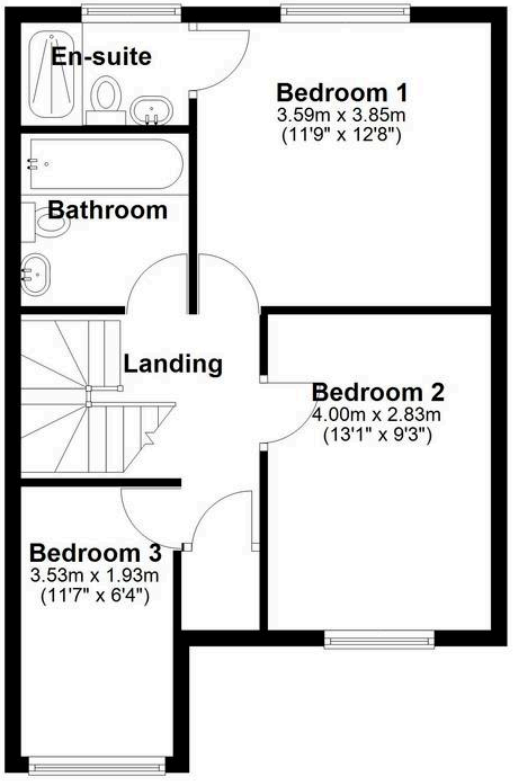
Ground Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 105.5 sq. metres (1136.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

Sheldon Bosley Knight, 41c The Parade, Leicester - LE2 5BB

01162429922 · oadbysales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.