



379, SCRAPTOFT LANE, SCRAPTOFT, LE7 9SE

OFFERS OVER £475,000

ANDREW GRANGER & CO

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Positioned on a wide corner plot, this substantially improved and extended four bedroom detached bungalow, offered with no upward chain, is located in the popular village of Scraftoft. In brief, the property comprises: Entrance hall, sitting room, dining room, dining kitchen, four bedrooms, en-suite bathroom and family bathroom. Outside are sizeable front and side gardens with a variety of shrubs and an enclosed garden to the rear. The property features an in - out driveway, providing off-road parking for several vehicles and a double garage. The property is EPC Rating D

LOCATION

Scraftoft is located approximately four miles east of Leicester city centre, providing excellent access to the professional quarters. Local day-to-day shopping can be found within the village itself including Newsagents, Co-Op store and Post Office, with more comprehensive shopping facilities at nearby Oadby, Evington and along the Uppingham Road, with a superstore at Hamilton. Village leisure facilities include Rugby Clubs, Golf Club and a Public House. Excellent local schooling is within walking distance and the property is within the catchment area for the renowned Gartree and Beauchamp Colleges at nearby Oadby. For the commuter the nearby A47 provides access to Leicester rail services to London St Pancras International.

VIEWINGS & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Co 0116 2429922. The property may be approached from Leicester proceeding via Humberstone Road and Uppingham Road continuing along the A47, bearing left at the traffic lights onto Scraftoft Lane, proceeding over the next set of traffic lights onto Colchester Road/Hungarton Boulevard, continuing along Scraftoft Lane past The White House pub, where the property is located on the right hand side on the corner of Scraftoft Lane and Station Lane.

ACCOMMODATION IN DETAIL

ENTRANCE HALL

Entrance door with double glazed leaded window to

side, bamboo wooden flooring, alarm system, radiator, built-in cloaks cupboard, airing cupboard housing "Worcester" boiler. Doors to sitting room, dining kitchen, three bedrooms and family bathroom.

SITTING ROOM 22'11" x 12'10" max (6.988 x 3.925 max)

Upvc double glazed leaded bay window to front aspect, 2x Upvc double glazed leaded windows to side aspect, bamboo wooden flooring, feature cast iron open fireplace with tiled hearth, radiator, coving to ceiling & ceiling rose.

DINING KITCHEN 12'9" x 11'10" (3.911 x 3.626)

Upvc double glazed leaded window to side aspect, fitted with a range of wall and base level units and worktops, sink unit with mixer bowl and drainer, swan neck mixer tap, built-in double oven and 4 ring gas hob with extractor hood. Space for washing machine, fridge/freezer and dishwasher. Walk-in shelved pantry accessed from kitchen.

DINING ROOM 16'9" x 8'3" (5.123 x 2.524)

Leaded, double glazed bay window to side aspect, double radiator, exposed feature beams to ceiling.

BEDROOM ONE 18'6" x 11'0" (5.653 x 3.358)

Upvc leaded double glazed window to rear aspect, radiator, 2x double wardrobes, coving to ceiling, door through to en-suite bathroom.

EN-SUITE BATHROOM 10'5" x 6'11" (3.189 x 2.127)

Fitted with a four piece bathroom suite comprising bath, shower cubicle, wash hand basin and W.C. Tiled floor and tiled walls, window to rear aspect, coving to ceiling, radiator.

BEDROOM TWO 18'6" x 11'0" (5.653 x 3.358)

Upvc double glazed windows to side aspect, Upvc double glazed French doors leading out to rear garden, radiator, gas fire with tiled hearth, exposed feature beams to ceiling.

BEDROOM THREE 12'8" x 12'5" (3.862 x 3.804)

2x Upvc double glazed windows to front aspect, radiator, coving to ceiling.



BEDROOM FOUR 8'7" x 8'5" (2.618 x 2.566)

Upvc leaded double glazed window to front aspect, radiator.

FAMILY BATHROOM 9'6" x 6'4" (2.896 x 1.939)

Fitted with a three piece bathroom suite comprising bath with shower attachment, wash hand basin and W.C. Tiled floor and tiled splashback, 3x Upvc double glazed windows to rear aspect, radiator.

REAR PORCH

Upvc double glazed door and side window leading out to rear garden, tiled flooring, radiator, doors to dining room and bedroom two.

OUTSIDE

DOUBLE GARAGE 18'4" x 16'7" (5.592 x 5.055)

Up & Over door, window and personnel door to side aspect, light & electric points.

GARDENS

Outside are sizeable front and side gardens with a variety of shrubs, trees and lawn areas. An in - out driveway provides off-road parking for several vehicles and gated side access leads to an enclosed rear garden, which comprises a lawn area, paved patio and a variety of shrubs.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.





APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

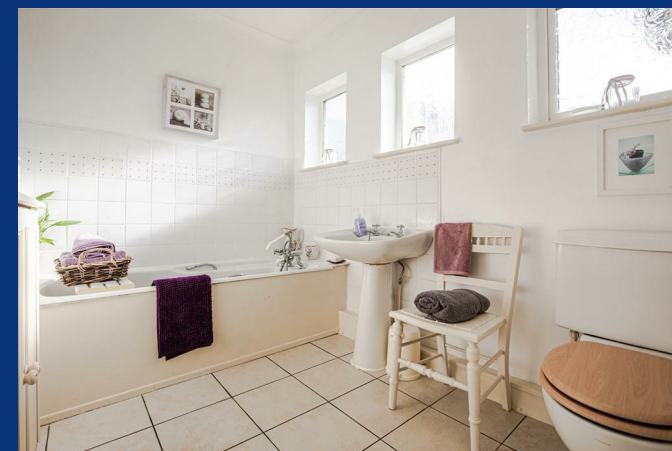
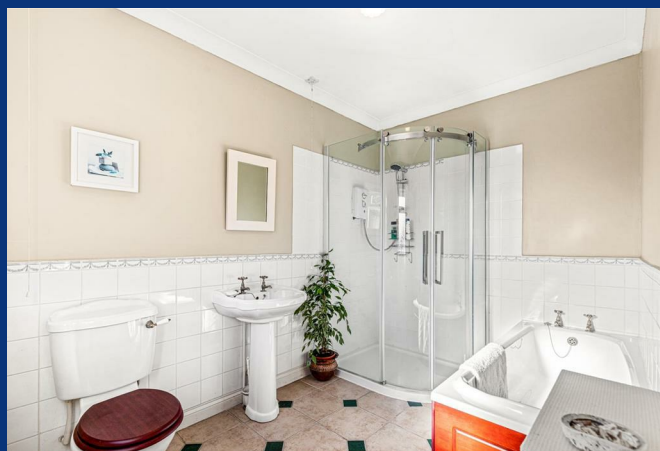
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ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D

STAMP DUTY RATES

Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000: Zero. The next £125,000 (the portion from £125,001 to £250,000): 2%. The next £675,000 (the portion from £250,001 to £925,000): 5%. The next £575,000 (the portion from £925,001 to £1.5 million): 10%. The remaining amount (the portion above £1.5 million): 12%. A further 3% will be payable on the whole amount if this is an additional property to one that you already own. For properties costing up to £500,000, first time buyers will pay no stamp duty on the first £300,000.





Ground Floor

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