

JAMES
SELICKS



369 SCRAPTOFT LANE
SCRAPTOFT, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



369 Scruptoft Lane

Scruptoft
Leicester
LE7 9SE

Sitting on a plot of approximately 0.33 acres, a fantastic detached bungalow, having been well cared for by the current owners and thought suitable for further extensions, subject to the necessary planning consent.

Porch | entrance hall | sitting room | dining kitchen | garden room | inner corridor | two double bedrooms | bathroom | cloakroom | boiler room | covered passage leading to garage | deep rear gardens | EPC – D

LOCATION

Scruptoft Lane is located within the County yet only three and a half miles east of the city centre, providing excellent access into the city's shopping facilities and mainline railway station, along with a range of local amenities on nearby Uppingham Road and within Scruptoft village.

ACCOMMODATION

The property is entered via a solid wood front door into an entrance porch and an oak inner door with stained and leaded windows above to the side leading into the reception hall which has polished Parquet flooring, a door to the inner corridor and bedroom accommodation and French doors lead into the sitting room which has a feature wooden fireplace with a tiled surround and inset cast iron log burner with tiled hearth, ceiling coving, uPVC double glazed window to the front, further French doors and windows to the rear. The dining kitchen has an excellent range of solid wood eye and base level units and drawers with ample preparation surfaces, display cabinet, stainless steel sink and drainer unit, integrated dishwasher, space for cooker with tiled splashback, extractor hood over and inset lighting, tiled flooring,

a uPVC double glazed window to the rear overlooking the garden and a door to the garden room which has exposed brickwork, tiled flooring and uPVC double glazed French doors and windows to the rear.

The bedroom accommodation is via an inner corridor with access from the reception hall and dining room. The master bedroom has built-in wardrobes, ceiling coving, picture rail and uPVC double glazed window to the rear. Bedroom two has built-in wardrobes and drawers, ceiling coving and uPVC double glazed windows to the front and side. The bathroom has a panelled bath, pedestal wash hand basin, low flush WC, a double shower cubicle with Mira shower, part tiled walls, tiled flooring and a uPVC double glazed window to the side.

OUTSIDE

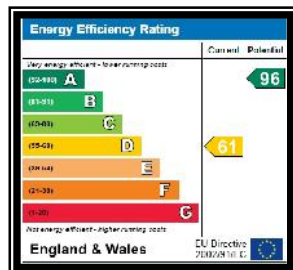
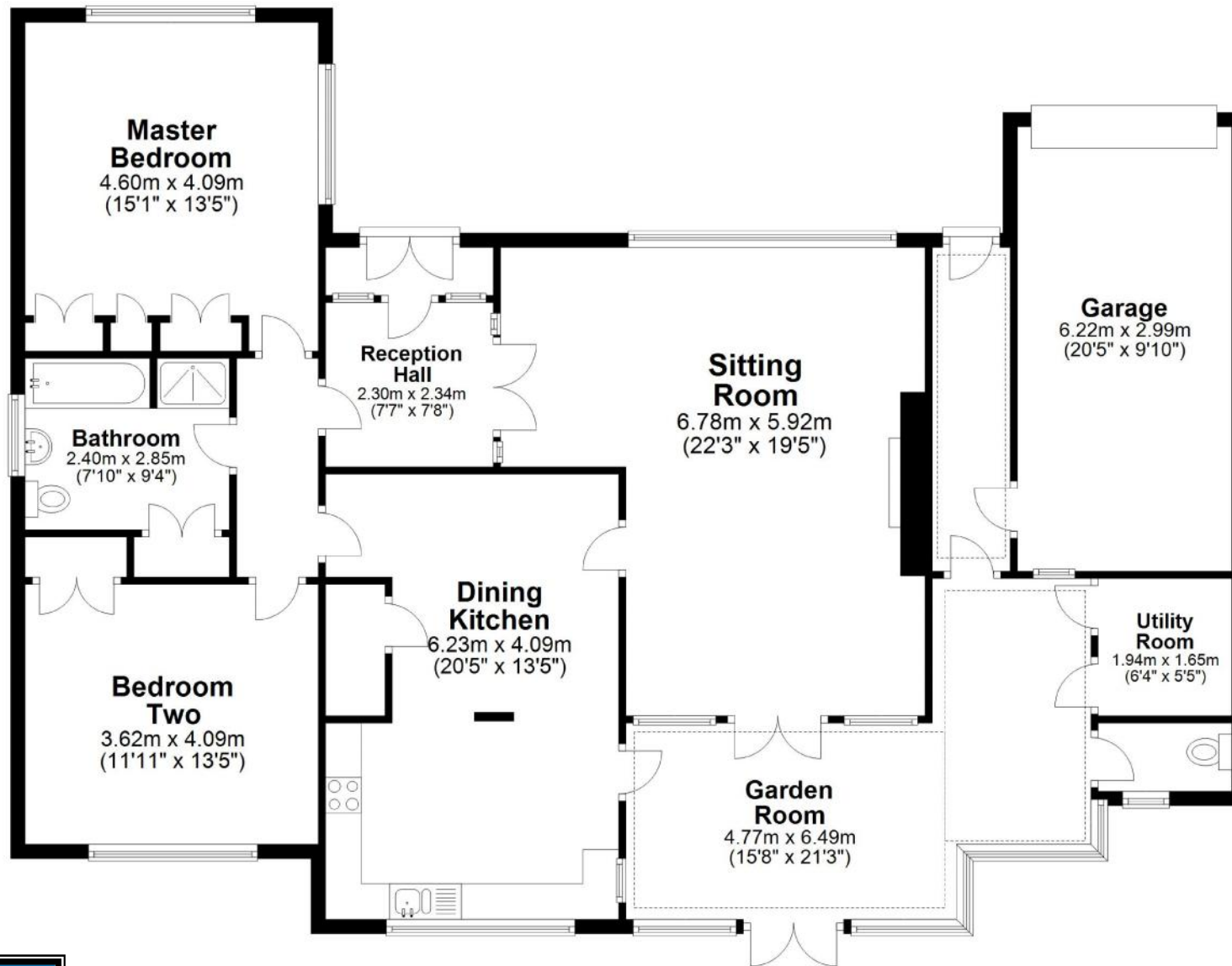
To the front of the property are circular flowerbeds, a feature lamp post and Magnolia tree, walled front boundary with wrought iron gates and fenced side boundaries and a large block paved driveway providing parking space for numerous vehicles and leading to a detached tandem garage with electric up and over door, power and lights. A gated, covered side passage provides access to the garage, a utility room providing plumbing for automatic washing machine and tumble dryer and a cloakroom with a low flush WC. To the rear of the property is a large block paved entertaining area, deep lawned gardens with pathways and hedged boundaries, mature trees, several sheds and storage areas.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction bearing left at the 'Trocadero' petrol station into Scruptoft Lane, where the property can eventually be found on the right hand side.







369 Scraftoft Lane, Scraftoft, Leicester LE7 9SE

Total Approximate Gross Internal Floor Area = 1599 SQ FT / 48 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.



www.jamesellicks.com

Leicester Office
56 Granby Street LE1 1DH
0116 2854 554
info@jamesellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

London Office
0207 8390888



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.