



Stocks Road, Scraptoft
Leicester, Leicestershire, LE7 9TE

NEWTONFALLOWELL 

Stocks Road, Scraptoft
Leicester, Leicestershire, LE7 9TE
Asking Price £249,950

Boasting a refurbished interior, this modernised three bedroom semi detached home enjoys a set back cul de sac position, ideal for growing families and must be viewed in person to be truly appreciated. The double glazed and gas centrally heated accommodation includes an entrance hallway, lounge, full width kitchen diner, first floor landing, three practical bedrooms and shower room. The plot offers parking and a garage, with front and rear gardens. Within walking distance to the local amenities on offer in Scraptoft village, an early viewing is strongly recommended to avoid disappointment.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Accommodation

Front entrance door opens into the;

Entrance Hallway

Wider than average, the neutral hall features a staircase rising to the first floor landing. With a central heating radiator, carpet flooring, useful under stairs cupboard and doors to all of the downstairs living accommodation.

Lounge

12'9" x 11'9" (3.89m x 3.58m)

Positioned around a feature electric fire, the primary living space offers a window overlooking the front elevation. With a central heating radiator, coving and carpet flooring.

Full Width Kitchen Diner

9'6" x 21'9" (2.90m x 6.63m)

Upgraded and transformed, the current owner has knocked through into the dining area to create a full width kitchen diner, ideal for growing families. Fitted with a contemporary range of wall mounted and base units with complementary work surfaces over. Features include a ceramic sink with mixer tap, built in oven with 4 ring gas hob over and extractor hood above, integrated washing machine and space for fridge freezer. With two central heating radiators, spotlights, rear elevation window, french doors to the garden and a side access door leading to a side lobby area which gives access to the front, garage and rear garden.

First Floor Landing

Giving access to three practical sized bedrooms and shower room, with a window to the side elevation and hatch to the loft.

Bedroom One

9'9" x 11'9" (2.97m x 3.58m)

Enjoying views of the green through a double glazed window, bedroom one is a double and offers a central heating radiator and carpet flooring.

Bedroom Two

9'7" max x 11'10" max (2.92m max x 3.61m max)

A second double room enjoying the use of built in wardrobes, with a window to the rear elevation, central heating radiator and carpet flooring.

Bedroom Three

9'9" x 6'4" (2.97m x 1.93m)

Affording space for a single bed, with a central heating radiator, built in storage cupboard, carpet flooring and window to the front elevation.

Shower Room

6'5" x 9'6" (1.96m x 2.90m)

Re-fitted and modernised, the shower room is fitted with a three piece suite comprising a shower cubicle, pedestal wash hand basin and low level wc, with complementary tiled effect splashbacks. Having a central heating radiator, spotlighting, two obscure rear elevation windows and cupboard housing the boiler.

Outside

Set back from the road and overlooking the green, to the front of the property are gardens behind a low level wall with planted borders and a driveway leading to a single garage (measuring 17'5" x 8'1") with light, power and an up and over door. To the rear of the property are is a mature lawned rear garden with an attached brick outbuilding and paved patio area.

To Find The Property

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction, bearing eventually left at the Trocadero petrol station onto Scruptoft Lane, continue along Scruptoft Lane and then take an eventual left hand turning just before The White House pub onto Scruptoft Rise, bearing right into Main Street and right again into Church Hill. Turn right once again onto Stocks Road into the cul-de-sac where the property can be found.

Tenure

Freehold with vacant possession upon completion.



Council Information

Harborough District Council, The Symington Building, Adam & Eve St, Market Harborough LE16 7AG (Tel: 01858 828282) - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts on 0116 366 5666 or you can send an email to lfe@newtonfallowell.co.uk.

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.

Agents Note

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