

# 15A ROSE ACRE CLOSE

SCRAPTOFT, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES





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## 15a Rose Acre Close

Scraptoft  
Leicester LE7 9UH

Positioned at the end of this quiet cul-de-sac, just off Station Lane in Scraptoft, a spacious, extended and meticulously presented detached bungalow with the added benefit of current planning permission to further extend (Planning No. 19/00406/FUL).

Entrance hall | sitting room | conservatory | breakfast kitchen | three double bedrooms | refitted family bathroom | driveway | detached double garage | deep lawned rear gardens | EPC-D

### LOCATION

The village lies approximately four miles west of the city centre, providing convenient access to the professional quarters and mainline railway station. Scraptoft village offers a range of amenities including news agent, village store and post office, public house, parish church and is surrounded by some of Leicestershire's most attractive rolling countryside. The property is within the catchment for Fernvale primary school, filtering into Oadby's Gartree High School and Beauchamp Colleges.

### ACCOMMODATION

The property is entered via a part glazed front door into an entrance hall housing a cloaks cupboard and the airing cupboard. The sitting room has a gas, cast iron burner with open mantel above and sliding patio doors leading into the conservatory which is of uPVC double glazed construction and has double doors leading onto the garden.

The breakfast kitchen has a good range cream fronted eye and base level units, ample oak preparation surfaces, Belfast sink, Indesit range oven with five-ring gas hob, stainless steel splashback and canopy extractor over, integrated washer/dryer, two uPVC double glazed windows and door to the rear elevation.

To the first floor a landing gives access to the master bedroom which has a uPVC double glazed window to the front elevation. Bedroom two has two uPVC double glazed windows to the rear elevations. Bedroom three has a uPVC double glazed window to the front elevation. The accommodation is completed by a refitted bathroom with a three piece suite comprising low flush WC, wash hand basin, panelled bath with fixed and flexible shower heads, chrome heated towel rail, fully tiled walls and floor, two uPVC double glazed windows to the front elevation.

### OUTSIDE

To the front of the property is a tarmac driveway and a brick built detached double garage. To the rear of the property are good-sized lawned gardens with block paved patio areas and planted borders.

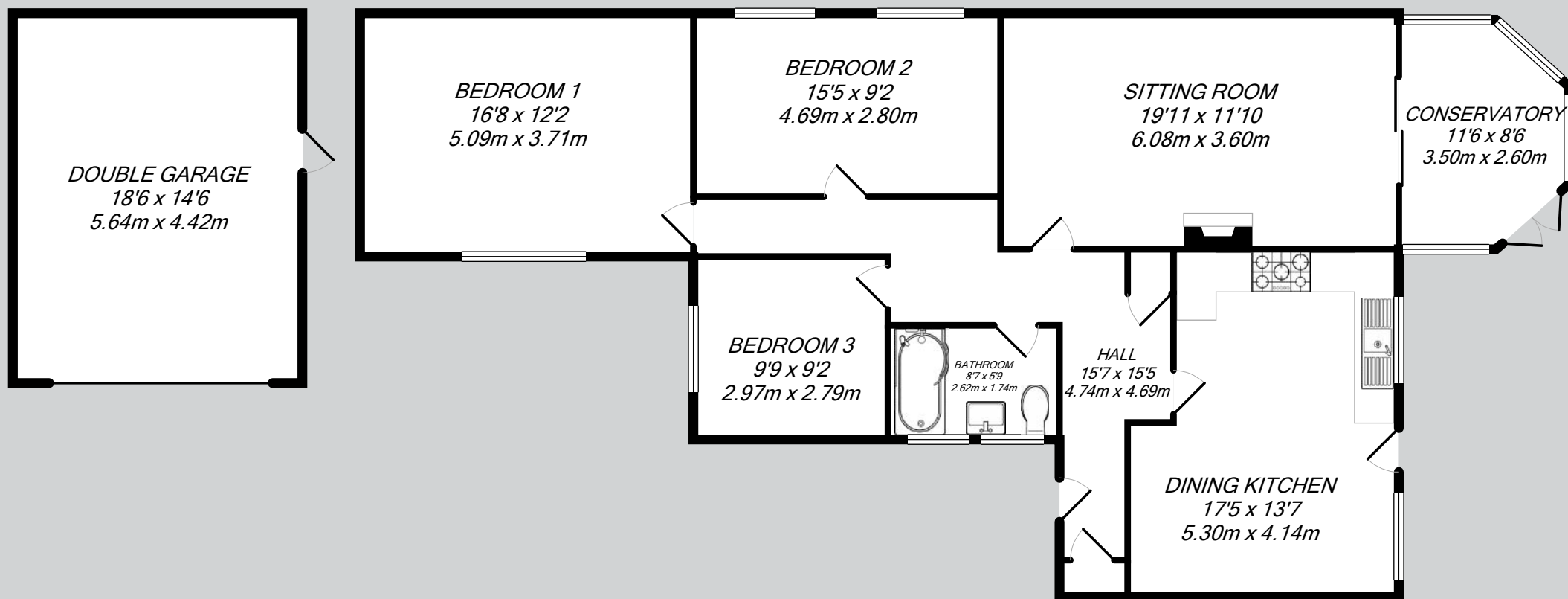
### DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction, bearing left at the traffic light complex onto Scraptoft Lane. Continue along this road for its entirety eventually bearing right at the mini roundabout into Station Lane, where take the second right hand turn into Rose Acre Close bearing right at the hammer head where the property can be located on the right hand side at the top of the cul-de-sac.









**15a Rose Acre Close, Scraptoft, Leicester LE7 9UH**

Total Approximate Gross Internal Floor Area

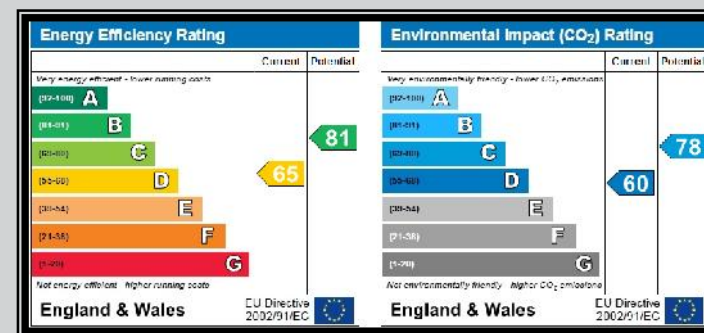
House = 1176 SQ FT / 109 SQ M

Garage = 268 SQ FT / 24 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.







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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.

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