



3 Main Street, Scraftoft, LE7 9TD

- Deceptively Spacious Bungalow
- Good Sized Plot
- Sought-after Location
- 3 Bedrooms & Shower Room
- Lounge and Conservatory
- Tandem Style Garage

A deceptively SPACIOUS, THREE BEDROOM, semi-detached bungalow situated in the heart of the sought-after suburb of Scraftoft. The well planned accommodation comprises an entrance hall, lounge, kitchen/diner, conservatory, three bedrooms and shower room and benefits from a gas heating system and double glazing. This well positioned home stands on a GOOD SIZE PLOT offering PARKING to front, a tandem GARAGE to side and attractive gardens to rear. The property is being sold with no upward chain and we highly recommend an early viewing. EPC TBC.

Offers over £250,000

GENERAL INFORMATION:

The sought-after village and suburb of Scraptoft is located on the eastern edge of Leicester, just outside the City boundary, and is well known for its popularity in terms of convenience for ease of access to the aforementioned centre of employment and all the excellent amenities therein, as well as the market towns of Melton Mowbray, Oakham, Uppingham and Market Harborough. The Inner Ring Road links Scraptoft Lane with Junction 21 of the M1\M69 motorway network for travel north, south and west, and the A47 Uppingham Road leads to some of the county's most attractive rolling countryside with its many scenic country walks and golf courses, together with Rutland Water with its fishing, sailing, cycling and walking pursuits.

The combined suburbs of Scraptoft, Thurnby, Evington and Humberstone offer a fine range of local amenities including shopping for day-to-day needs, schooling for all ages (Scraptoft also lies within the catchment area for the locally renowned St. Luke's primary school, Oadby's Manor High School and Beauchamp College), a wide variety of recreational amenities including three eighteen hole parkland golf courses at the Scraptoft, Humberstone Heights and Leicestershire Golf Clubs, together with regular bus services to the Leicester City centre.

GENERAL DESCRIPTION:

Occupying a good sized plot at the heart of this sought-after suburb, this brick built semi-detached bungalow offers deceptively spacious accommodation briefly comprising entrance hall, lounge, kitchen/diner, conservatory, three bedrooms and shower room with three-piece white suite. The property also benefits from ample parking to front for at least three vehicles, a tandem style garage to side and pleasant gardens to rear.

The gas centrally heated, UPVC sealed unit double glazed accommodation is well arranged, all on the ground floor, as described below:-

DETAILED ACCOMMODATION

ALL ON THE GROUND FLOOR:

UPVC framed leaded light sealed unit double glazed side entrance door to:

ENTRANCE HALL

With wood panelled floor, cloaks cupboard and access to loft space. Door to:

LOUNGE

15'1 x 10'11 (4.60m x 3.33m)

With Real Flame' coal effect gas fire to feature fireplace with marble effect inset and hearth and decorative surround with mantel shelf, TV point, coved ceiling with light point and UPVC sealed unit double glazed doors with matching side screens opening onto:



CONSERVATORY

9'3 x 9'3 (2.82m x 2.82m)

Built to a brick base with UPVC sealed unit double glazed windows and screens overlooking the rear gardens, double glazed polycarbonate pitched roof, fitted blinds and UPVC sealed unit double glazed French doors to rear garden terrace.



KITCHEN\BREAKFAST ROOM

10'11 x 10'10 (3.33m x 3.30m)

With one-and-a-half bowl sink and drainer unit having cupboards under, matching range of base units with rolled edge work surface over, drawers, cupboards and plumbing for washing machine under, together with complimentary range of eye level wall-mounted cupboard units over. Continued\...



Appliances include built-under single electric oven with four-piece gas hob, tiled splashback and extractor fan over in matching hood, together with recessed fridge\freezer space. Also with tiled floor, central heating radiator with decorative cover, part tiled walls, coved ceiling with light point, UPVC sealed unit double glazed window and concealed wall-mounted gas fired central heating boiler also supplying domestic hot water.

BEDROOM 1

11'10 x 11'0 (3.61m x 3.35m)

With UPVC sealed unit double glazed window fitted with vertical blinds, central heating radiator, coved ceiling and recessed spotlighting.



BEDROOM 2

10'10 x 9'7 (3.30m x 2.92m)

With UPVC sealed unit double glazed window fitted with vertical blinds, central heating radiator, TV point and coved ceiling with recessed spotlighting.



BEDROOM 3

8'6 x 7'10 (2.59m x 2.39m)

With UPVC sealed unit double glazed window fitted with vertical blinds and central heating radiator.



SHOWER ROOM

6'3 x 5'5 (1.91m x 1.65m)

With three-piece white suite comprising wash hand basin inset to vanity unit with hot and cold mixer tap and double store cupboard below, together with close coupled low level w.c. and fully tiled shower enclosure with glazed sliding doors and screens. Also with panelled walls, heated towel rail, inset spotlights and UPVC sealed unit double obscure glazed window fitted with vertical blinds.



OUTSIDE:

The property is set back from Main Street behind evergreen planted beds to front and is approached via a sweeping block paved driveway providing ample off-road parking and leading to a DETACHED TANDEM STYLE GARAGE to side with up-and-over door and personal door to rear garden.

REAR GARDENS

Gated side access leads through to the pleasant rear garden which incorporates a paved patio area with dwarf brick retaining wall and step up to an extensive lawn having well stocked evergreen and floral borders, together with a further step up leading to another lawned area. The gardens are enclosed by fenced surrounds for privacy and benefit from external lighting and a timber Summer House.





SERVICES:

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with UPVC sealed units.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars are included in the sale.

VIEWING:

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

FLOOR PLANS:

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

MAKING AN OFFER:

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

IMPORTANT INFORMATION:

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

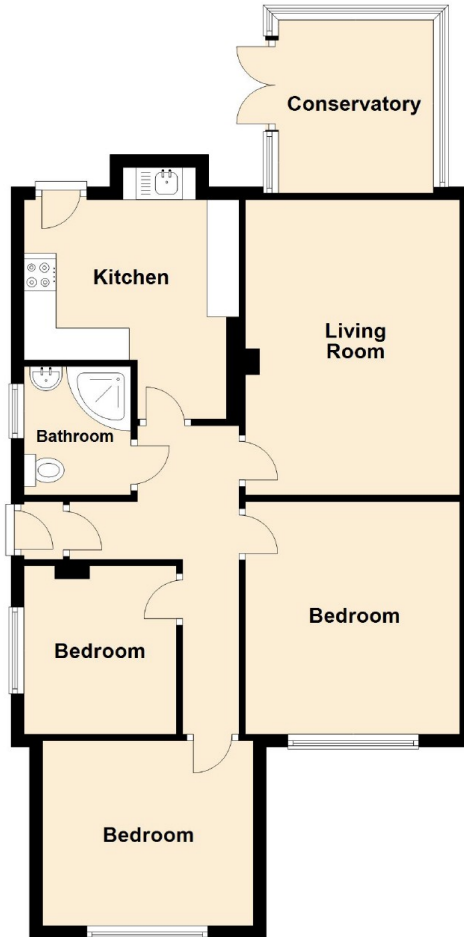
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.



Ground Floor

Approx. 73.5 sq. metres (791.3 sq. feet)



Total area: approx. 73.5 sq. metres (791.3 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

Directions

Proceed out of Leicester in an easterly direction along the A47 Humberstone/Uppingham Road, continuing through Humberstone and almost opposite Humberstone Park, take the left fork into Scraftoft Lane. Continue along Scraftoft Lane and eventually turn left onto Scraftoft Rise. Proceed around to the right onto Main Street where the property can be found on the left hand side, as identified by the agents for sale' board.

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

Contact us on

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IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give



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