



Cardinals Walk

Off Scraftoft Lane, Leicester, Leicestershire
, LE5 1LN

Offers Over £270,000

3 Bed detached house with extensive gardens is now available for sale in Scraftoft. this wonderful home provides ample space for all the family and great for entertaining friends. Potential to develop SSTP. Please call Kings for further information.



Property Features

- HIGHLY SOUGHT LOCATION
- POTENTIAL TO EXTEND S.T.P.P
- Close to Local Amenities
- Public Transport Links
- x2 Lounge
- off Road Parking
- Garage
- Generous Garden
- NO CHAIN!!!!
- Please call Kings today

Full Description

3 Bed detached house with extensive gardens is now available for sale in Scraftoft. this wonderful home provides ample space for all the family and great for entertaining friends. Potential to develop SSTP. Please call Kings for further information.

This properties consists of a separate Lounge, Dining Room, Open Kitchen, uPVC double glazing throughout, Gas Central Heating, x3 Bedrooms and Bathroom. Garage. There is potential to further develop Subject To Planning Permission.

Located just off Scraftoft Lane which provides excellent transport links to and from Leicester City Centre.

Close to Rowlatts Hill Primary School/Al-Aqsa Schools Trust/Thurnby Lodge Primary Academy.

Close to local amenities located on Uppingham Road and close situated to Tesco Hamilton Superstore. High interest expected.

Please call Kings for further information on 0116 352 7012.

ENTRANCE HALL Original Wood glass panel front door, Radiator, Ceiling light, Staircase leading 1st floor, Under the stair Cloakroom, Wood Laminate laid to floor.

LOUNGE 11' 1" x 11' 2" (3.40m x 3.41m)

uPVC double glazed bay window to the front, Wood panel door, Radiator, Ceiling light, Wood Laminate laid to floor.

LOUNGE/DINER 14' 4" x 11' 2" (4.38m x 3.42m)

uPVC double glazed window and French doors leading into Rear Garden, Wood panel door, Radiator, Ceiling light, Wood Laminate laid to floor.

KITCHEN/DINER 14' 5" x 9' 8" (4.41m x 2.95m)

uPVC French doors leading to Garden, uPVC double glazed window, Radiator, Ceiling lights, Vinyl laid to floor, 4 hob Gas/Electric cooker with matching canopy extractor, Full range of fitted Eye to Base level kitchen units with worktop, Complementary splash back tiles, Inset sink with Stainless Steel mixer tap, Space for Fridge/Freezer/Washing Machine/Dishwasher. Access to Garage.



BEDROOM 1 11' 1" x 10' 5" (3.40m x 3.19m)

uPVC double glazed bay window to the front, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

BEDROOM 2 13' 8" x 11' 1" (4.18m x 3.40m)

uPVC double glazed window overlooking rear Garden, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

BEDROOM 3 8' 1" x 8' 0" (2.48m x 2.45m)

uPVC double glazed bay window to the front, Wood panel door, Radiator, Ceiling light, Storage cupboard, Carpet laid to floor.

BATHROOM 7' 1" x 6' 10" (2.17m x 2.10m)

uPVC double glazed window, Wood panel door, Towel rail, Ceiling lights, Vinyl laid to floor, Full tiled walls, 3 piece Bathroom suite Plastic panel bathtub with Chrome mixer tap, Inset wash basin with Chrome mixer tap.

WC 4' 7" x 2' 5" (1.41m x 0.74m)

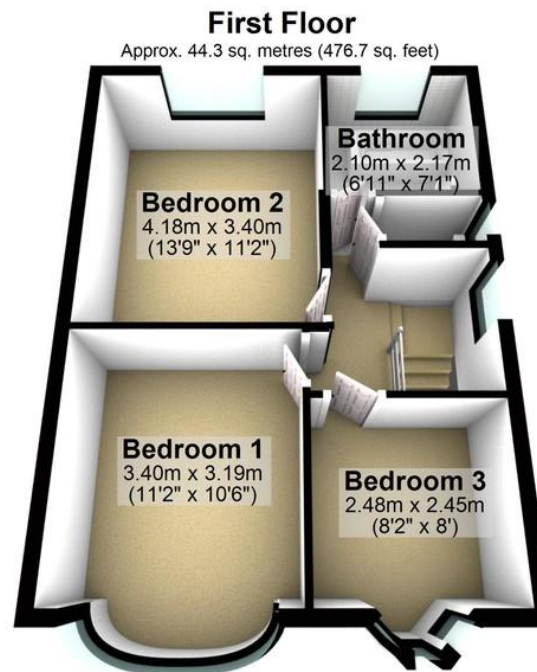
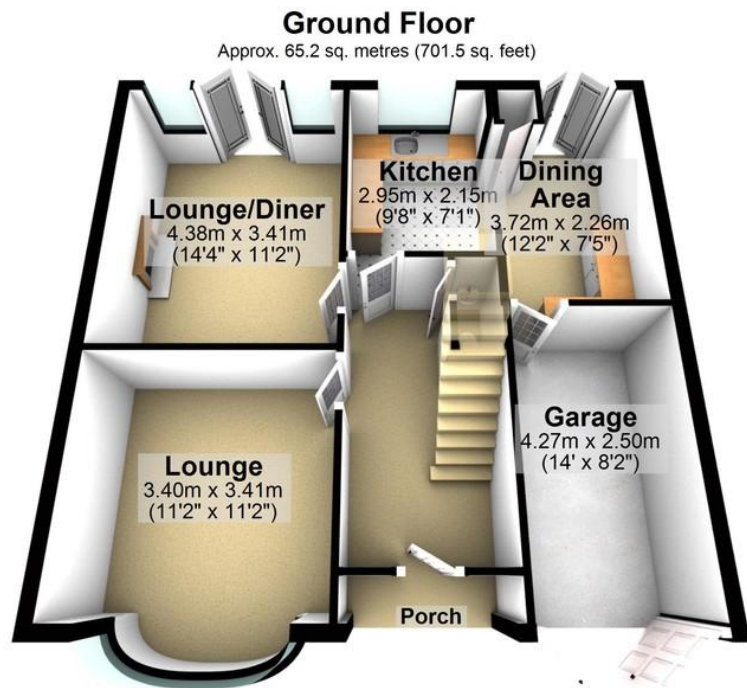
uPVC double glazed window, Wood panel door, Ceiling light, Vinyl laid to floor, Full tiled walls, Low level W/C.

GARAGE 14' 0" x 8' 2" (4.27m x 2.50m)

Integrated garage providing ample storage space and houses both Gas/Electricity meters and Electrical Fusebox.

OUTSIDE The front offers a low maintenance garden with driveway providing off Road Parking for up to 3 cars.





Total area: approx. 109.5 sq. metres (1178.2 sq. feet)

Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band C

Viewings: By appointment only

%epcGraph_c_1_323%



297 Uppingham Road,
Leicester, Leicestershire,
LE5 4DG

www.kingsstateuk.com
info@kingsstateuk.com
0116 352 7012

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

