



Putting great property on the map

**250 Scraptoft Lane
Leicester
LE5 1PA**

£325,000



Occupying a substantial corner plot with a detached garage located to the rear, accessed via Hartfield Road, this spacious link-detached house offers lots of potential to extend subject to the usual consents.

Retaining many original features, the house has been well cared for but it is now in need of general updating.

Offered for sale with no onward chain.

Porch and hall

With doors to the front, further leaded glazed panelled door to the entrance hall with stairs to the first floor with cupboard under.

Lounge

A spacious room with a bay window to the front, gas fire.

Dining room

With patio doors to the rear giving access to the garden, fireplace.

Kitchen

Window to the side and door to the rear, basic range of units, sink and drainer, floor standing boiler, washing machine, fridge freezer, cooker.

Landing

With a window to the side.

Bedroom one

A well proportioned bedroom with a bay window to the front, wardrobes.

Bedroom two

Another double bedroom with a window to the rear, fitted cupboard.

Bedroom three

Window to the front.

Bathroom

Three piece coloured suite, airing cupboard, window to the side.

Outside

The house occupies an excellent plot on the corner of Scraftoft Lane and Hartfield Road with large mature gardens to the front, side and rear. There is a driveway and garage to the rear accessed via Hartfield Road. To the rear of the kitchen there's an outside toilet. The plot offers excellent potential to extend subject to the usual necessary consents.

Agents notes

CONSUMER PROTECTION
LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour

to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried

Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

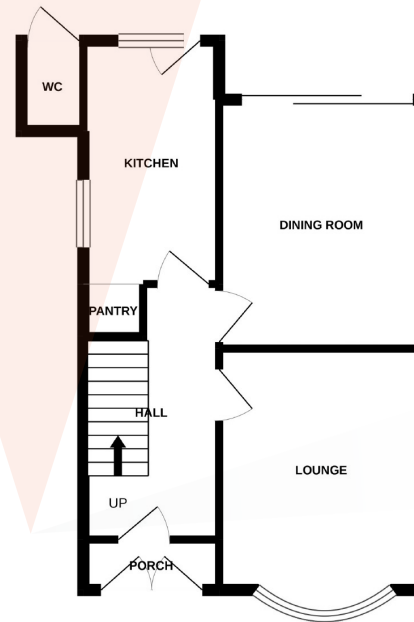
Anti money laundering

Under the Protecting Against Money

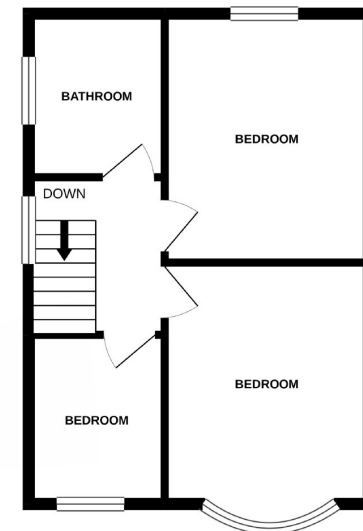
Laundrying and Proceeds of Crime Act 2002
all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

R

GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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