



**Station Lane, Scraptoft**  
Leicester, Leicestershire, LE7 9UF

**NEWTON**FALLOWELL  **FLAGSHIP**



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**Offers In Excess Of £525,000**

An exclusive and distinctive extended dormer bungalow, on a large plot with views over fields, in what is considered the prime location of Scraftoft. Superbly presented, offering five bedrooms and two bathrooms, designed with an abundance of living space and natural light and close to Scraftoft village centre. This family home provides ample space for those longed-for gatherings as well as having rooms for cosy evenings. The current owners have completely renovated and modernised this property using the highest quality materials and high-end appliances, paying every attention to detail. At the front of the house is a half depth integral single garage, the other half taken to create a utility room within the property. The large front driveway has parking for over six vehicles and an easy to maintain garden lined with shrubs. To the rear is a large newly landscaped garden with a generous patio area, free-standing tree house, large double-length shed and lined an abundance of young shrubs, plants and fruit trees. To delight birdwatchers, there are many different birds regularly visiting the garden each year. A move to be closer to family has brought this property to the market.  
Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.





## Accommodation

### Porch

Porch entrance with ceramic tiled flooring, wooden framed door and windows to front aspect and door through to hallway.

### Hallway

UPVC double glazed entrance door and window, engineered wood walnut flooring, central heating radiator, stairs to first floor and doors through to all ground floor rooms.

### Lounge

14'2" x 12'4" (4.33 x 3.78)

Well presented and contemporary reception room having window to side aspect, French doors leading into the conservatory, engineered wood walnut flooring, central heating radiator, feature fireplace.

### Conservatory

13'7" x 10'2" (4.16 x 3.10)

Conservatory extension having access from the lounge with double glazed windows to all sides, double patio doors to the rear leading into the garden, carpet flooring.

### Kitchen

19'5" x 17'1" (5.92 x 5.23)

Modern and contemporary fitted kitchen with ample storage units, central kitchen island with storage and extensive Quartz worktop surfaces offering a high quality feel, twin sinks with Grohe mixer tap with dual pull out spray control having Insinkerator waste disposal, Neff integrated dishwasher, engineered wood walnut flooring, central heating radiator, windows to the side elevations and open plan to the sitting room providing a light and spacious feel.

### Utility Room

8'9" x 7'5" (2.69 x 2.28)

Door to side aspect, worktop surface with space and plumbing for appliances, sink unit with mixer tap and dual spray control mixer, Intergas boiler with Megaflow water tank, ceramic tiled floor, Sheila Maid clothes ainer ceiling pulley.

### Sitting Room & Dining Area

18'0" x 17'1" (5.49 x 5.23)

Spacious and light sitting room which is open plan to the kitchen having a wonderful family dining space with triple glazed bi-fold doors leading to the rear garden allowing an extension of the internal space onto a large terrace, engineered wood walnut flooring, sloping ceiling with Velux sky lights, windows to the side aspect and central heating radiators.

### Bedroom One

12'4" x 11'10" (3.78 x 3.63)

Overlooking the front garden this light and spacious double bedroom has a bay window to the front aspect, engineered wood walnut flooring and central heating radiator.

### Bedroom Two

12'4" x 8'3" (3.78 x 2.52)

Window to side aspect, engineered wood walnut flooring, central heating radiator, double bedroom.

### Bedroom Three

13'10" x 10'6" (4.22 x 3.22)

Double bedroom having window to the front aspect looking into the porch, central heating radiator, engineered wood walnut flooring.

### Bathroom

Modern fitted bathroom suite having freestanding roll top bath with mixer tap and hand shower, walk in shower with additional hand shower, low level flush w/c, pedestal wash hand basin, window to rear aspect, heated towel rail, ceramic tiled floor and walls.





### Bedroom Four

12'1" x 11'3" (3.70 x 3.44)

Having delightful views from the first floor overlooking the countryside this spacious double bedroom has laminate flooring, central heating radiator, window to front aspect and storage cupboard.

### Bedroom Five

10'10" x 8'10" (3.31 x 2.71)

First floor bedroom having pleasant views to the front overlooking fields with laminate flooring, storage cupboard and central heating radiator.

### Shower Room

Modern and contemporary fitted shower room with vanity wash hand basin, low level flush w/c, walk in shower with fitted screen, Velux skylight window, tiled floor and walls, heated towel rail and spotlights to ceiling.

### Garage

9'2" x 8'10" (2.80 x 2.70)

Integrated single garage with half the space taken up by the utility room internally, with hardwood double doors, lighting and power sockets, potential to extend forwards (STPP).

### Garden

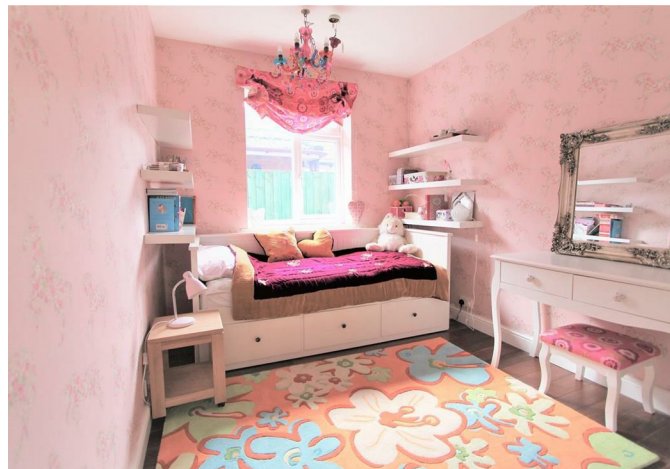
Spacious front driveway with ample parking, partly laid to lawn with landscaped borders, there is a side access leading to a delightfully presented rear garden having a patio area, primarily laid to lawn with young shrubs and fruit trees along with landscaped borders and fence boundaries, the garden offers a wonderful family space for dining and for children to play in a large space which is not overlooked.

### Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

### Council Tax Information

Harborough District Council - Tax Band E. Please be advised that when a property is sold or extended, 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 at our Oadby office or via email.

### Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

### Money Laundering Regulations

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 Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	56	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

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