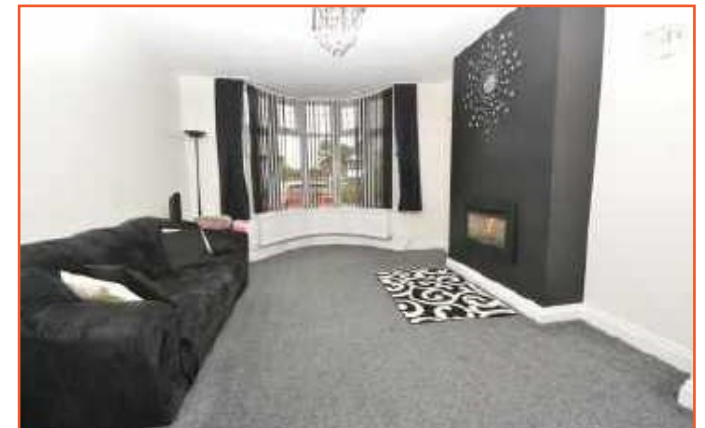




Putting great property on the map

**60 Scraftoft Lane
Leicester
LE5 1HU**

Offers in excess of £350,000



Occupying an excellent position along the ever popular Scraftoft Lane.

This substantially extended family home is considered ideal for those looking for a traditional property with all the benefits that typically come with these, such as plenty of parking, a large rear garden and well proportioned rooms, but also looking for a modern, stylish interior with all of the creature comforts we now expect.

In show home condition, this wonderful family home is sure to generate plenty of interest.

Porch and hall

Of brick and UPVC construction with a door to the front, further door gives access to the hall with stairs to the first floor with feature LED lighting and a number of useful storage cupboards under.

Ground floor wet room 2.63m x 1.05m (8'8" x 3'5")

An excellent addition to this family home, with a window to the front, shower, WC and wash hand basin.

Lounge 8.45m x 3.79m (27'9" x 12'5")

A large open plan lounge and sitting room with a bay window to the front, attractive feature gas fire, patio doors to the rear garden.

Dining kitchen 7.67m x 3.71m (25'2" x 12'2")

A fantastic, extended kitchen, ideal for family living and entertaining (when we can eventually do that again!). There are a number of units, work surfaces, windows to

the side and rear, Velux window, door to the side, wall mounted combination boiler, electric eye level double oven, gas hob with extractor over, plumbing for washing machine, space for tumble dryer, space for fridge freezer, plumbing for dishwasher, tiled floor with electric under floor heating.

Landing

With a window to the side, loft access with a ladder and part boarded loft space.

Bedroom one 4.46m x 3.09m + robes (14'8" x 10'2" +robes)

With a bay window to the front, stylish fitted wardrobes.

Bedroom two 3.82m x 2.92m + robes (12'6" x 9'7" +robes)

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

Bedroom three 2.38m x 2.34m (7'10" x 7'8")

Window to the front, fitted cupboard over stairs.

Bathroom 2.30m x 2.26m (7'7" x 7'5")

A super stylish bathroom with feature tiled wall, tiling to other walls, window to the rear, P shape jacuzzi bath with shower over, WC, wash hand basin with vanity unit, heated towel rail radiator.

Outside

The property is set well back from the road with a driveway providing off road parking for a number of vehicles. There is a larger than average rear garden with patio areas and lawn.

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

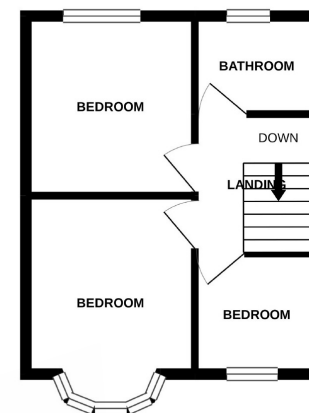
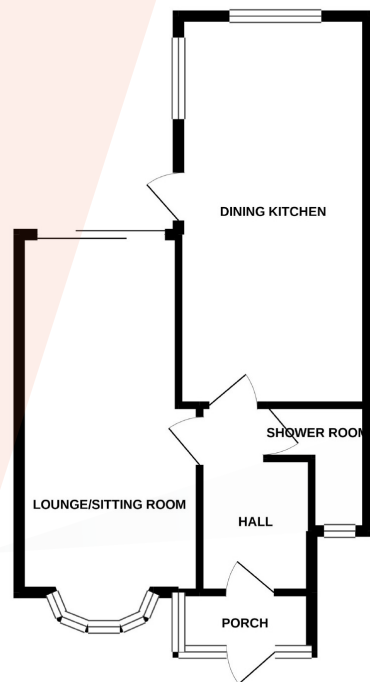
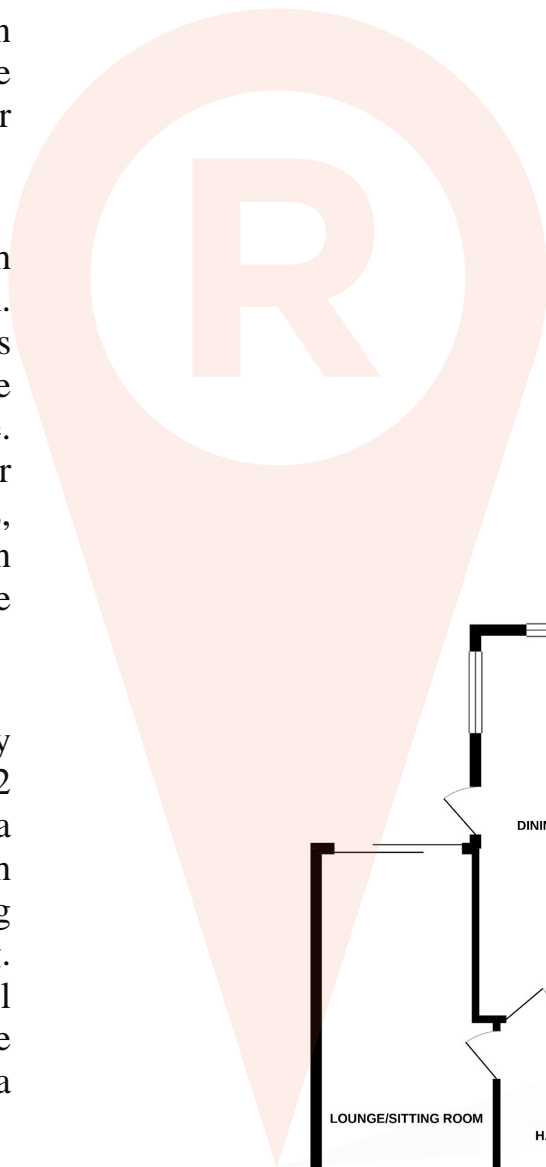
distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

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 Laundering 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.



Putting great property on a map

TOTAL FLOOR AREA: 745 sq. ft. (69.2 sq. m.) approx.
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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