



Station Lane, Scraptoft
Leicester, Leicestershire, LE7 9UG

NEWTONFALLOWELL  **FLAGSHIP**

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£330,000

Situated on a spacious and prominent CORNER PLOT THIS THREE BEDROOM DETACHED FAMILY HOME offers a superb opportunity to extend the existing property being located within the popular Scraptoft area of Leicestershire LE7: Newton Fallowell Oadby are proud to offer For Sale this traditional home being within walking distance of local shops, green spaces and schools with excellent links to surrounding villages and major roads towards the city. The accommodation briefly comprises of a porch and hallway entrance with a front lounge, dining room, extended kitchen and shower room to the ground floor. The first floor offers three bedrooms, bathroom and separate w/c. Outside there is a single garage with driveway to the rear, front driveway and spacious front garden along with a mature rear garden with patio. The potential to extend will be subject to the relevant planning permissions. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Porch & Hallway

Porch entrance with upvc door leading through to the central hallway having stairs to first floor, hardwood flooring, central heating radiator, understairs storage and doors through to lounge, kitchen, shower room.

Lounge

14'1" x 13'10" (4.31 x 4.24)

Spacious front sitting room with double glazed bay window, carpet flooring, central heating radiator, gas fireplace and bi-fold doors leading into the dining room.

Dining Room

11'5" x 8'11" (3.49 x 2.73)

Family dining space having sliding patio doors to the rear aspect, window to side elevation, carpet flooring, central heating radiator and door leading into the kitchen.

Kitchen

15'8" x 12'8" (4.80 x 3.88)

Extended 'L' shaped kitchen having contemporary base and wall storage units, hardwood worktops, vinyl flooring and part tiled walls, double glazed window and door to the rear aspect, ample space for appliances and plumbing for washing machine and dishwasher, freestanding electric oven, ceramic sink and drainer and pantry storage cupboard.

Shower Room

Extended shower room having low level flush w/c, pedestal wash hand basin, walk in shower, vinyl flooring, central heating radiator and window to front aspect.

First Floor Landing

Window to side aspect, carpet flooring, loft access and doors to all rooms.

Bedroom One

12'9" x 11'9" (3.89 x 3.60)

Double bedroom having carpet flooring, fitted double wardrobes, storage cupboard, central heating radiator and double glazed window to front aspect.

Bedroom Two

12'4" x 10'2" (3.76 x 3.11)

Double glazed window to the rear aspect overlooking the garden, carpet flooring, central heating radiator, fitted double wardrobe with boiler, double bedroom.

Bedroom Three

9'2" x 7'1" (2.80 x 2.17)

Double glazed windows to the front and side aspect, carpet flooring and central heating radiator.

W/C

Separate from the bathroom with low level flush w/c, vinyl flooring and window to the rear aspect.

Bathroom

Double glazed window to the rear aspect, vinyl flooring, part tiled walls, bath with newly fitted shower over, bi-fold shower screen, vanity wash hand basin and heated towel rail.

Garage

Single garage and driveway accessed from Pulford Drive with up and over door, recently fitted felt roof and door from the garden.

Outside

The property is set back from the roadside having a spacious lawn frontage on a corner plot with gate to the side leading to a well maintained rear garden primarily laid to lawn with patio area.

Tenure

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



Council Tax Information

Harborough District Council - Tax Band D. 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

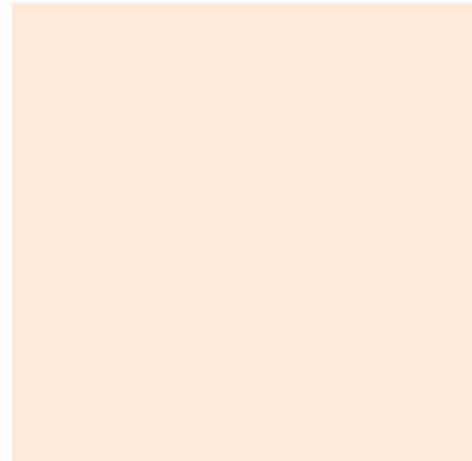
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



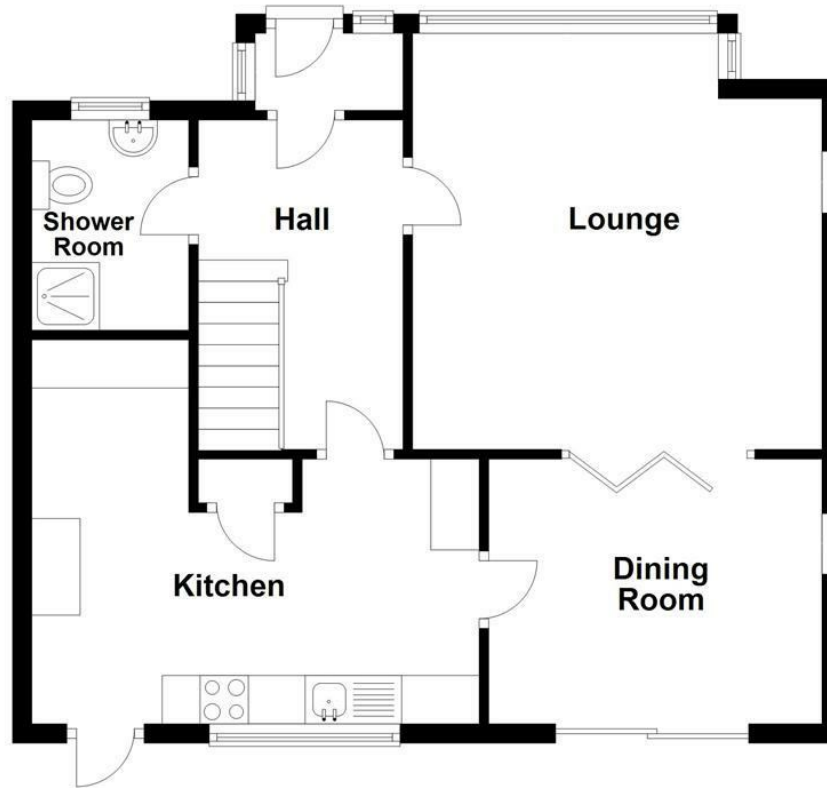
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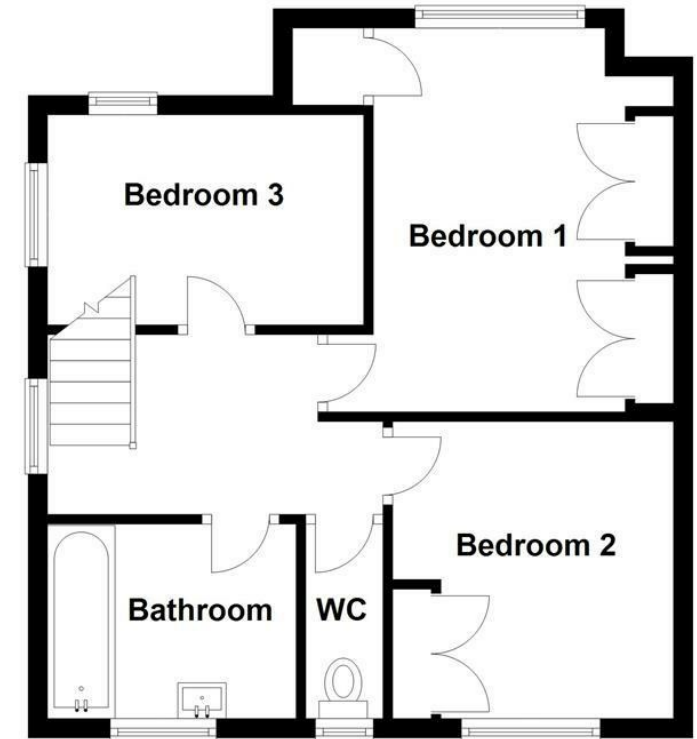
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Ground Floor



First Floor



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

