

FOR SALE



# SCRAPTOFT LANE LEICESTER LE5 2FE

## £419,950

### FEATURES

- No chain
- Sought after LE5 location
- Planning permission previously granted to create into 5 Bedrooms
- Kitchen with utility room
- Driveway for 4 cars
- 3 Bedroom Detached House
- Close to schools, shops and places of worship
- Lounge + Dining Room + Living Room
- x2 shower rooms
- Spacious rear garden



 **SETHS**

# 3 Bedroom Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, radiator, storage cupboard, staircase leading to first floor

### LOUNGE

15'0" x 11'8"

Carpeted, radiator, fireplace, uPVC double glazed window

### DINING ROOM

11'3" x 10'6"

Laminate flooring, radiator, sliding doors leading to rear garden

### LIVING ROOM

12'10" x 11'6"

Laminate flooring, radiator, access to downstairs shower room, uPVC double glazed bow window

### KITCHEN

11'5" x 6'6"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, tiled flooring, partly tiled walls, uPVC double glazed window

### UTILITY ROOM

10'1" x 7'5"

Tiled flooring, space for fridge / freezer, uPVC double glazed window, uPVC double glazed door leading to rear garden

### SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, towel radiator, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

### STORAGE

9'2" x 6'7"

## FIRST FLOOR

### BEDROOM 1

15'1" x 11'8"

Carpeted, radiator, fitted cupboards, uPVC double glazed window

### BEDROOM 2

17'11" (max) x 9'3"

Carpeted, radiator, fitted cupboards, uPVC double glazed window

### BEDROOM 3

8'10" x 6'5"

Carpeted, radiator, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, radiator, vinyl flooring, tiled walls, uPVC double glazed window

### LOFT SPACE

19'0" x 11'5"

Carpeted, skylight window

### OUTSIDE

To the front of the property is a paved driveway with off road parking space for 4 cars. To the rear of the property is a spacious garden mainly laid to lawn with wooden fence surrounds. There is the added benefit of a slabbed patio area ideal for outdoor dining and family get togethers.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: D

Council Tax Rate: £2,528.75

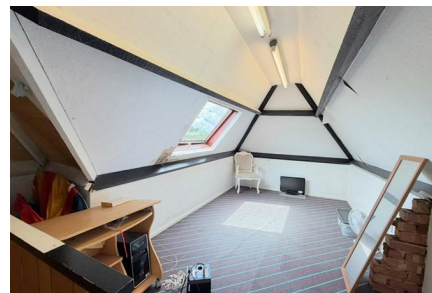
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

Call us on  
**0116 266 9977**

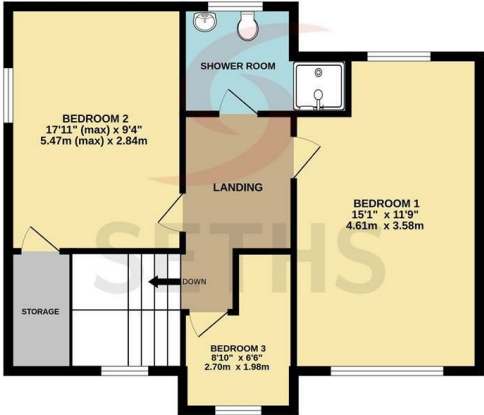
[info@seths.co.uk](mailto:info@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**D**

GROUND FLOOR



1ST FLOOR



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>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

