FOR SALE

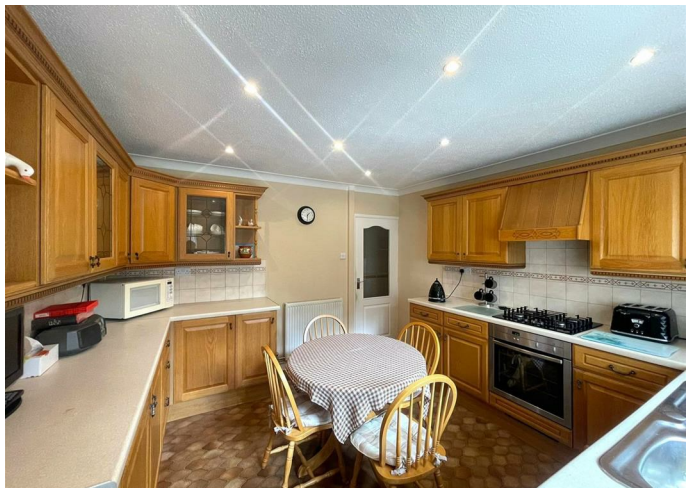
SCRAPTOFT LANE
HUMBERSTONE
LEICESTER
LE5 2FF

Offers Over

£410,000

FEATURES

- Freehold
- 3 Bedrooms
- 3 reception rooms
- Located on a Private Road
- Close to local schools, amenties and places of worship
- Detached Bungalow
- Double garage + single garage
- 2 utility rooms
- Sought after location
- Perfect for first time buyers / home movers



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SETHS

3 Bedroom Detached Bungalow located on Scraptoft Lane

PORCH
Carpeted, window

ENTRANCE HALL
Laminate flooring, radiator

KITCHEN / DINER
12'2" x 11'5"
Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with drainer and mixer tap, integrated fridge / freezer, radiator, tiled flooring, partly tiled walls, uPVC double glazed window, door leading to utility room.

UTILITY ROOM
8'7" x 6'8"
Base level units with worktops over, sink with mixer tap and drainer, plumbing for washing machine and tumble dryer, lino flooring, partly tiled walls, radiator, x2 uPVC double glazed windows, doors leading to conservatory

LIVING ROOM
15'6" x 12'4"
Carpeted, radiator, mantelpiece with fireplace, uPVC double doors leading to dining room

DINING ROOM
12'0" x 9'5"
Carpeted, radiator, uPVC double glazed window, sliding doors leading to garden

BEDROOM 1
13'10" x 9'6"
Carpeted, radiator, uPVC double glazed window

BEDROOM 2
10'6" x 9'5"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
10'6" x 9'5"
Carpeted, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin with mixer tap and vanity units, bathtub, lino flooring, partly tiled walls, storage cupboards, extractor fan, radiator, uPVC double glazed window

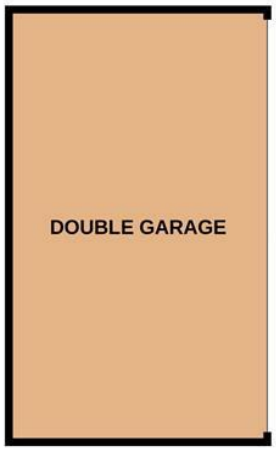
UTILITY AREA
Carpeted, sink with mixer tap and drainer, partly tiled walls, single glazed window, uPVC door leading to garden

WC
WC, corner wash hand basin with mixer tap, lino flooring, single glazed window

OUTSIDE
To the front of the property is a large driveway allowing parking for 5 vehicles plus access to a single integral garage and a detached double garage (8 car spaces in total). To the rear, there is a garden partly slabbed and partly laid to lawn with wooden fence surrounds. The garden also allows access to the front of the property from both side aspects.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: D
Council Tax Rate: £2,407.72
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

GROUND FLOOR
2066 sq.ft. (192.0 sq.m.) approx.



TOTAL FLOOR AREA : 2066 sq.ft. (192.0 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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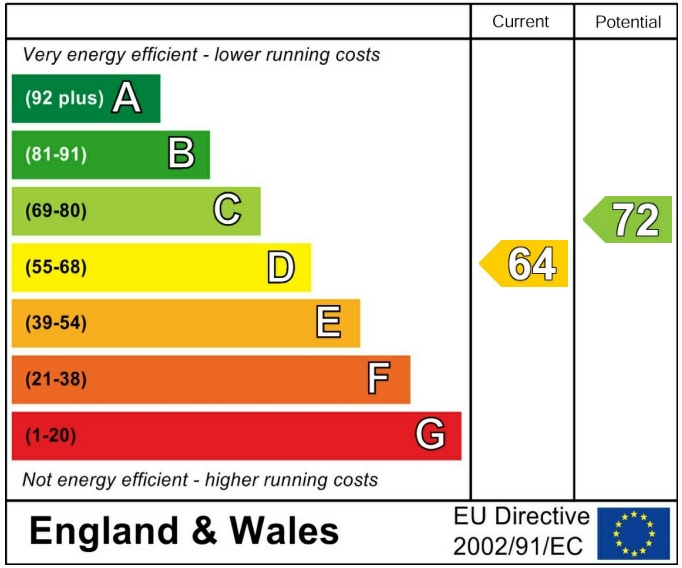
Council Tax Band

D

Energy Efficiency Rating



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.

SETHS