FOR SALE

# HALL ROAD, SCRAPTOFT, LEICESTER, LE7 9SY

## £270,000

FEATURES

- Freehold
- Lounge
- Shower Room
- Conservatory
- Driveway
- Semi- Detached Bungalow
- Kitchen
- Two Bedrooms
- Rear Garden
- Gas Central Heating

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SETHS

# 2 BEDROOM SEMI - DETACHED BUNGALOW LOCATED IN SCRAPTOFT

GROUND FLOOR

ENTRANCE HALL
Carpeted, storage cupboard, radiator.

BEDROOM
10'1" x 10'0"
Carpeted, fitted cupboards, radiator, double glazed window facing front aspect.

BEDROOM
14'4" x 10'10"
Carpeted, fireplace, radiator, double glazed window facing front aspect.

WET ROOM
WC, wash hand basin with mixer tap and vanity units, walk in shower, heated towel rail, tiled flooring, tiled walls, double glazed window facing side aspect.

KITCHEN
11'1" x 9'10"
Wall and base units with worktops over, sink with drainer, space for cooker, space for fridge / freezer, space for washing machine, laminate flooring, partly tiled walls, radiator, x2 uPVC double glazed windows

LOUNGE
10'8" x 10'9"
Carpeted, fireplace, radiator, sliding door leading to conservatory.

CONSERVATORY
7'11" x 18'0"
Tiled flooring, radiator, double glazed windows, patio door to rear garden.

FIRST FLOOR

LOFT SPACE
Carpeted, x2 radiators, skylight window

OUTSIDE
To the front of the property is a slabbed driveway with space for one car (potential for 3).

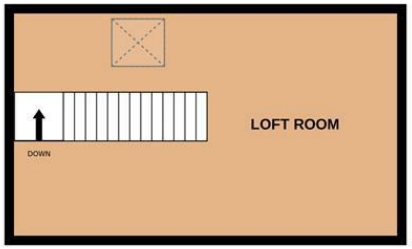
To the rear of the property is a low maintenance garden partly slabbed / partly laid to lawn with wooden fence surround.

COUNCIL TAX BAND - C

265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR

1ST FLOOR




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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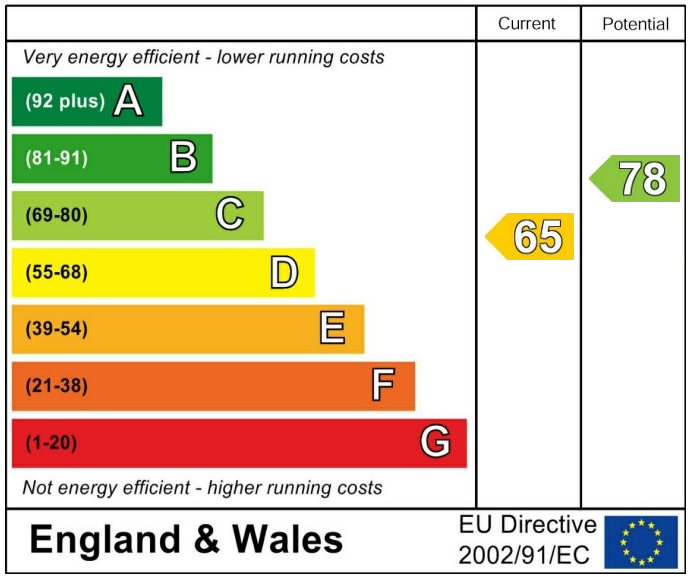
0116 266 9977

INFO@SETHS.CO.UK
WWW.SETHS.CO.UK

## Council Tax Band

C

## Energy Efficiency Rating

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