



18 Springbrook Drive
Scraptoft, Leicester, LE7 9UE
£300,000



EXTENDED FAMILY HOME, POPULAR VILLAGE LOCATION, NO UPWARD CHAIN!
Aston & Co are delighted to offer to the market this extended, three bedroom semi detached family home set in the popular village of Scrattoft. The accommodation briefly consists of, porch, entrance hall, lounge, dining room and a kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. The property also benefits from gas central heating, upvc double glazing, front and rear gardens, drive, carport and garage. Internal viewing is highly recommended and strictly by appointment only.

- Extended Family Home
- Popular Village Location
- Lounge & Dining Area
- Three Bedrooms
- Front & Rear Gardens
- Upvc Double Glazing, Gas Central Heating
- Garage, Drive & Carport
- EPC Rating TBC, Freehold, Council Tax Band C



Location

Scraptoft is a popular village in Leicestershire, located 6 miles east of the city centre; providing good access to the city, whilst also being a few moments away from some of Leicestershire's finest rolling countryside. Scraptoft is also close to the A47, which provides easy access to the market towns of Market Harborough, Uppingham, Oakham and Melton Mowbray. The property is in catchment for Fernvale Primary School, which filters into the highly regarded Gartree High School and The Beauchamp College in Oadby. The village also offers a public house, Co-operative supermarket, newsagents and post office.

The Property

The property is entered via a set of upvc double glazed french doors leading into.

Porch

With glazed door leading into.

Entrance Hall

12'5" x 5'10" (3.80 x 1.80)

With stairs to the first floor, storage cupboard, coved ceiling and provides access to the following.

Lounge

16'3" x 11'0" (4.97 x 3.37)

With bay window to the front, wall lighting, coved ceiling, fire and feature surround.

Dining Room

With wall lighting, coved ceiling and patio doors leading onto the rear garden.

Kitchen

18'6" x 8'2" (5.64 x 2.50)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven and hob, sink and drainer unit and plumbing for a washing machine.

The First Floor Landing

With window to the side, loft hatch and provides access to the following.

Bedroom One

11'0" x 11'1" (3.37 x 3.38)

With window to the rear and fitted wardrobes.

Bedroom Two

9'11" x 11'1" (3.04 x 3.39)

With window to the front and fitted wardrobes

Bedroom Three

7'11" x 7'0" (2.43 x 2.14)

With window to the front.

Shower Room

6'9" x 5'10" (2.06 x 1.78)

Fitted with a three piece suite comprising, low level wc, pedestal basin and walk in shower.

Outside

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To the front of the property is off road parking for two vehicles which in turn leads to the property and gated access to the car port.

To the rear is a mature well stocked garden with patio and lawned areas with fenced boundaries and a detached garage.

Garage

16'10" x 8'11" (5.15 x 2.72)

With up and over door, power and light.



Floor Plan



Viewing

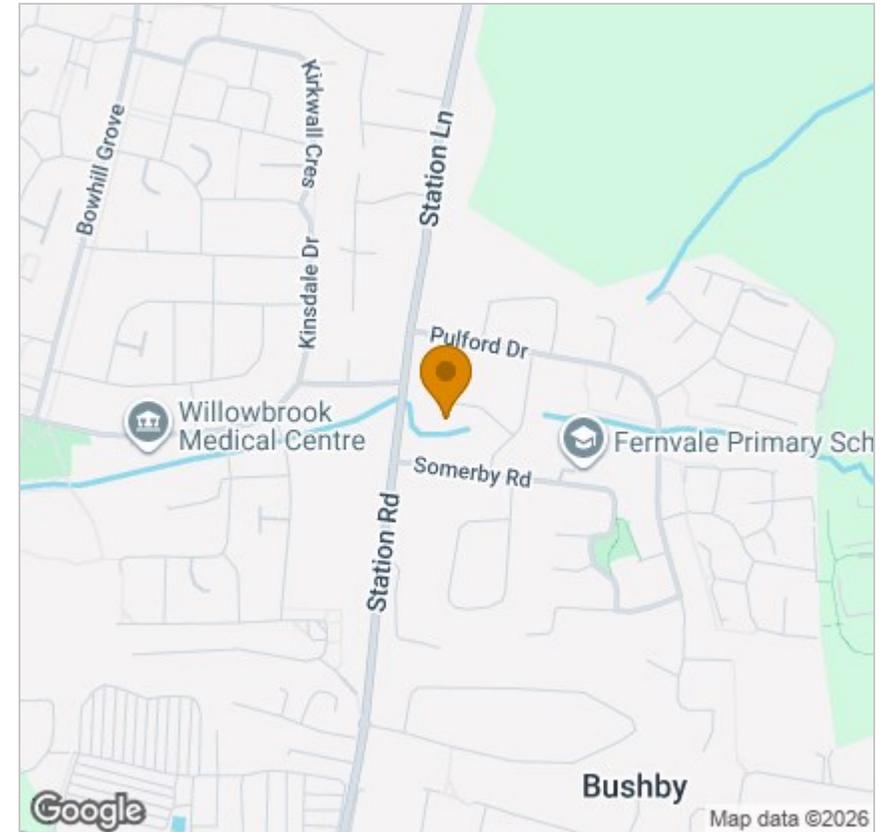
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	