

Aston&Co
ESTATE & LETTING AGENTS

6 The Drive

, Scraptoft, LE7 9TH

£280,000

3 1 2

Larger style Jelson built family home on a sought-after development in the desirable East Leicestershire village of Scraptoft. On a generous plot with scope to extend & improve and enjoying excellent transport links.

- SEMI-DETACHED FAMILY HOME
- MASSIVE SCOPE FOR EXTENSION/IMPROVEMENT
- 2 RECEPTION ROOMS AND KITCHEN
- 3 BEDROOMS
- FAMILY SHOWER ROOM
- DRIVEWAY AND SINGLE GARAGE.
- EAST LEICESTERSHIRE VILLAGE LOCTION
- EXCELLENT TRANSPORT LINKS
- EPC RATING TBC COUNCIL TAX BAND C
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker







INTRODUCTION

.

An opportunity has arisen to purchase this pleasantly presented 3 bedroom semi-detached family home set on a generous plot with massive scope to extend and improve. On the northern fringe of the village with a stunning 35 acre nature reserve just around the corner, yet convenient for the village centre and all of its amenities including a Co-op store, a newsagent and a public house.

The house is entered through a double glazed porch and briefly comprises: An entrance hall, front lounge, rear dining room and kitchen; on the first floor, the landing provides access to 2 double bedrooms plus a single, and a re-fitted family shower room.

THE ACCOMMODATION

.

Benefiting from uPVC Double Glazing and Gas Central Heating, the house is nicely presented and neutrally decorated throughout. Entered through a uPVC porch and onward through a timber front door with decorative glazing into the entrance hall providing access to the ground floor rooms and having a staircase rising to the first floor. The lounge is a very spacious room with a gas, real flame fire in a wooden surround, a large window overlooking the garden and wooden bi-fold doors into the dining room. There is scope to add a full width extension to the rear to incorporate the dining room and kitchen subject to the usual consents. The dining room currently has ample space for a family dining suite with a window overlooking the rear garden and a door into the kitchen.

The kitchen has been fitted with a range of base and wall units and a full height larder unit with space and plumbing for appliances. A window overlooks the rear garden and an external door leads out to the side.

On the first floor, off a good sized landing there are 2 double bedrooms, the slightly larger of which has space for a full sized bedroom suite and a window overlooking the front whilst bedroom 2 is slightly smaller and overlooks the rear. Bedroom 3 is a generously sized single bedroom and is currently used for storage.

A refitted shower room comprising a vanity unit with sink and toilet, and a walk-in corner shower enclosure.

OUTSIDE

.

The gardens are a pleasant feature of the property with the deep frontage having a slabbed driveway providing standing for 2 cars and a lawn laying behind a stone wall with mature shrubbery.

Timber gates lead down the side of the house providing access to the single garage and the rear garden. The rear garden is a generously proportioned and pleasantly laid out with a spacious patio area. There is a good sized timber shed and a greenhouse to the side and the long lawn has mature well-stocked borders providing a good level of privacy from the neighbouring properties.

THE AREA

.

Scraptoft is a small East Leicestershire Village in the Harborough district of the county lying approx. 17 miles east of Leicester city centre, 12 miles from Melton Mowbray and 17 miles from Market Harborough which has a recently refurbished Railway Station with ample parking and standing approx. 50 minutes from London St.Pancras,

Surrounded by some of the counties most attractive countryside and highly desirable villages, Scraptoft is popular today with local buyers and those from further afield due to the fine mix of housing and its ease of access to major commercial centres.

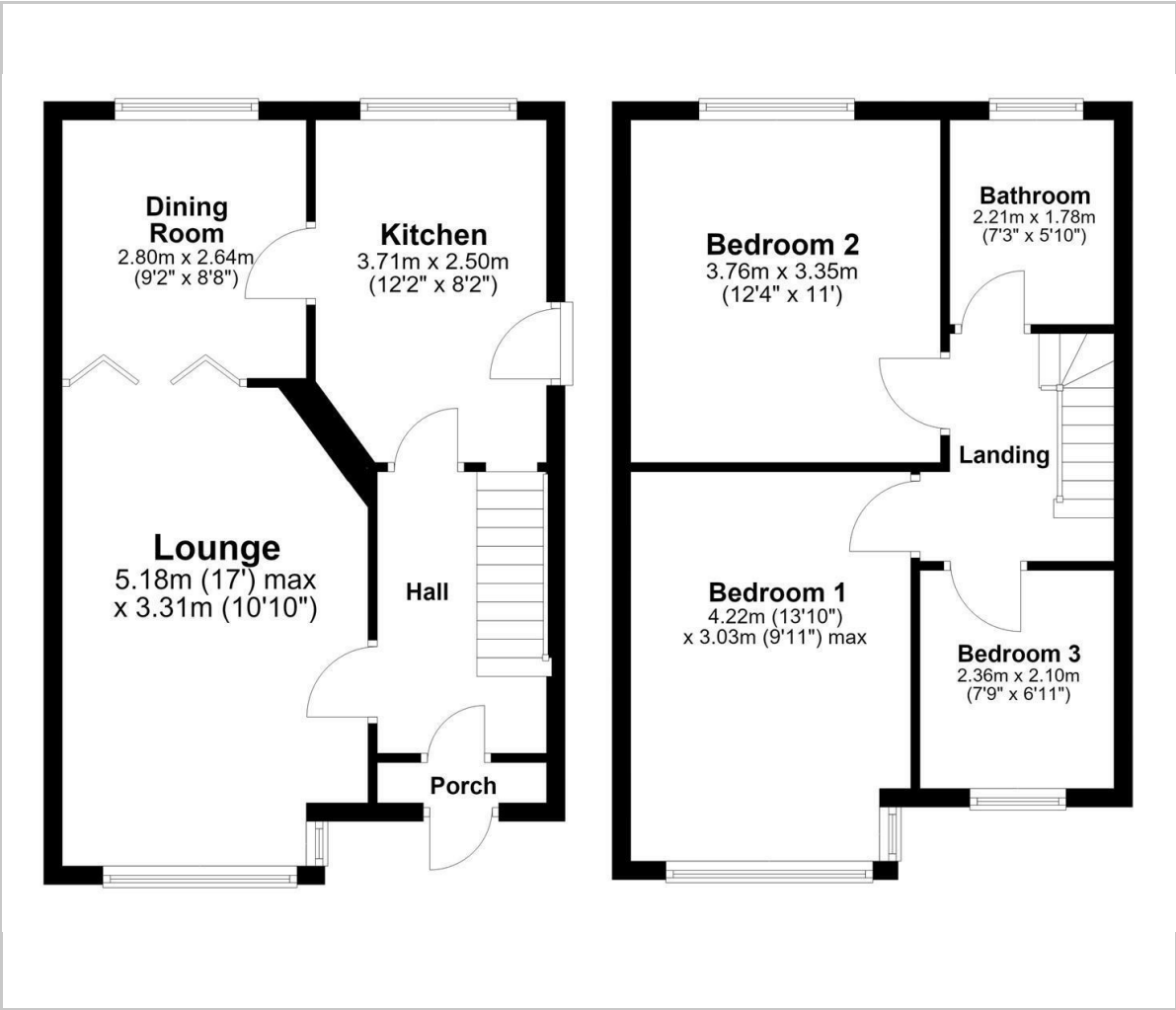




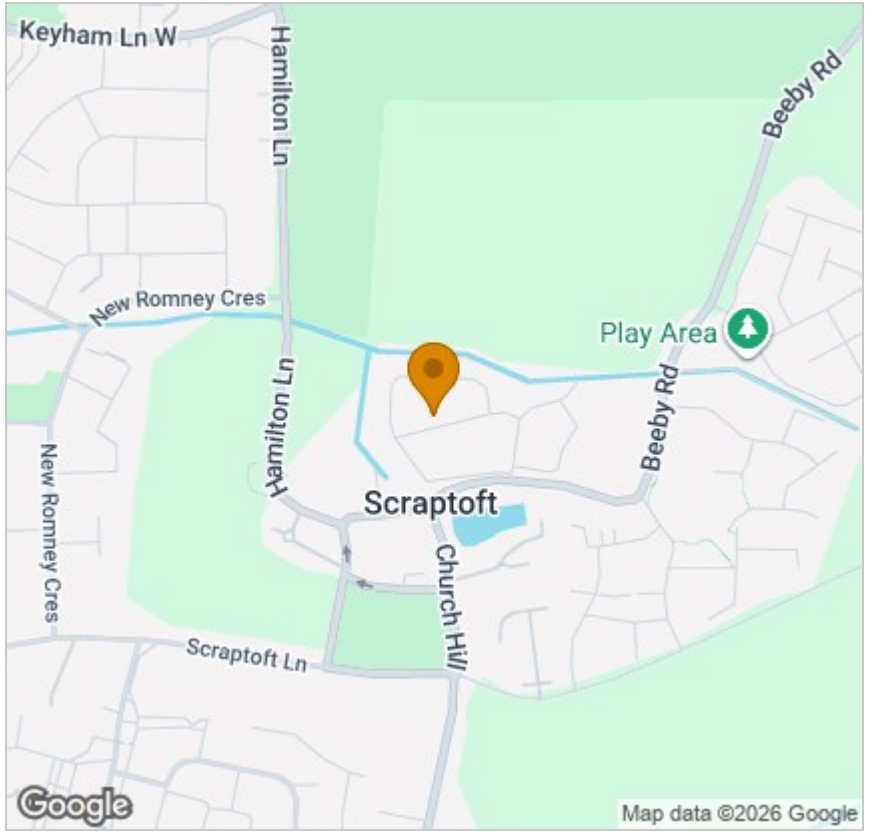




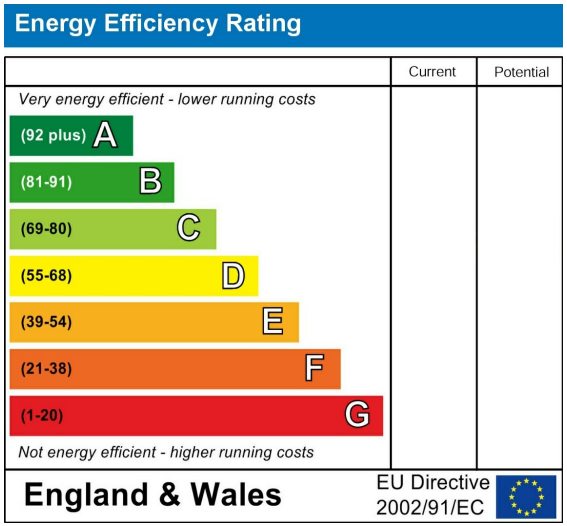
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk https://astonandco.co.uk/