



Lyncroft Leys, Scraptoft, Leicester. LE7 9UW

- Three Bedroom Detached Bungalow
- Good Size Bungalow In Sought After Cul De Sac Location
- Ent Porch, Ent Hall, Front Living Room
- Breakfast Kitchen, Conservatory
- Three Bedrooms, Family Bathroom, En Suite To Master Bedroom
- Gas fired Central Heating System, Double Glazing
- Driveway Providing Car Standing, Single Garage, Rear Garden
- No Onward Chain, Viewing Recommended
- EPC Rating D & Council Tax Band D



PROPERTY DESCRIPTION

Spacious detached bungalow in this sought after cul de sac location. The bungalow is a good size and comprises of side entrance porch with door leading to the entrance hall with store and airing cupboard. To the front of the property the 20ft living room spans the full front width and benefits from two front elevation windows. There is a breakfast kitchen fitted with a range of base and wall units along with a side access door. There are three double bedrooms and a family bathroom with the master bedroom also benefitting from an en suite shower room/wc. There is also a rear conservatory which is located off the master bedroom. Externally the property sits on the right of the cul de sac and has a front lawn area, generous side driveway providing car standing for several vehicles and leading to the single garage. There is a side gate leading to the well maintained private rear garden which is mainly laid to lawn with borders and patio. Offered with no onward chain an early viewing is highly recommended to appreciate the size, style and location of this fantastic home. EPC rating is D, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Area

Entrance Hall

Living Room

20' 3" x 11' 5" (6.17m x 3.48m)

Breakfast Kitchen

12' 4" x 9' 11" (3.76m x 3.02m)

Conservatory

11' 5" x 9' 1" (3.48m x 2.77m)

Master Bedroom

14' 1" to back of robes x 9' 10" plus ent area
(4.29m x 3.00m)

En Suite Shower Room

Bedroom

10' 3" x 9' 1" plus ent rec (3.12m x 2.77m)

Bedroom

9' 9" plus ent rec x 9' 5" (2.97m x 2.87m)

Family Bathroom

7' 0" x 5' 10" (2.13m x 1.78m)

External

Garage

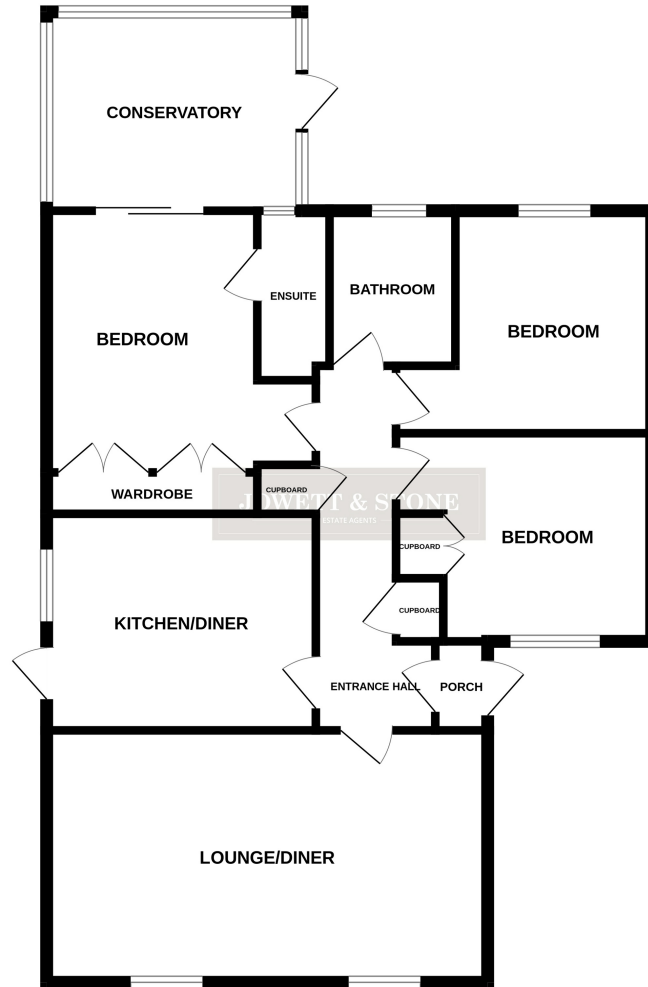
16' 8" x 8' 2" (5.08m x 2.49m)

Rear Garden



FLOORPLAN & EPC

GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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