



146 Station Lane, Scraftoft, Leicester LE79UF

MOORE
& YORK



Property at a glance:

- Established Detached Bungalow
- Sought After Village Location
- Stunning Rear Garden
- Open Aspect Views To Front
- Easy Access Local Facilities & Places of Worship
- Lounge & Dining Kitchen
- Three Bedrooms & Shower Room
- Gas Central Heating & D\G
- Ample Parking & Garage

Guide Price £425,000 Freehold



Established detached bungalow standing with stunning gardens with open aspect views to front. This lovely home is situated in this highly sought after village location within easy access of all local facilities and places of worship and stands on a good sized plot which offers potential for further development(STP). The well planned centrally heated and double glazed accommodation briefly comprises entrance porch, reception hall, lounge, kitchen/dining room, utility area, cloakroom/WC, three bedrooms and shower room and stands with good sized frontage providing ample parking leading to side garage and incredible gardens to rear presented to the highest standard incorporating, garden sheds, greenhouse and summer house. Rarely do properties of this style and location become available and a early viewing is essential.

DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panels leading to;

ENTRANCE PORCH

Tiled flooring, UPVC leaded light sealed double glazed door with matching side panel leading to:

RECEPTION HALL

Radiator, wood block flooring.



LOUNGE

17' 8" x 12' 4" (5.38m x 3.76m) Raised inset log effect feature fire, TV point, TV point, UPVC sealed double glazed side windows with inset blinds, radiator, vertical radiator, UPVC sealed double glazed French doors to rear garden with picture window side panels.





KITCHEN/DINING ROOM

16' 10" x 13' 10" (5.13m x 4.22m) Fitted in a range of soft close units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary curved wall mounted eye level cupboard, built in twin oven and four piece ceramic hob with extractor fan over set in stainless steel hood, tall larder cupboard, tiled splash backs, radiator, UPVC sealed double glazed square bayed window overlooking rear gardens, tiled floor.

UTILITY AREA

UPVC sealed double glazed door to side aspect, tiled floor, plumbing for washing machine, private door to garage.

CLOAKROOM

Low level WC, quarry tiled flooring, UPVC sealed double glazed window, wall mounted gas boiler.

BEDROOM 1

12' 3" x 11' 7" (3.73m x 3.53m) Radiator, UPVC sealed double glazed bow window.

BEDROOM 2

11' 2" x 10' 1" (3.40m x 3.07m) Radiator, UPVC sealed double glazed bow window.

BEDROOM 3

12' 3" x 6' 11" (3.73m x 2.11m) Radiator, UPVC sealed double glazed window.

SHOWER ROOM

Three piece suite comprising tiled corner shower cubicle, vanity sink unit set in bathroom cabinet and low level WC, heated towel rail, large tiling throughout, UPVC sealed double glazed window.

OUTSIDE

The property is set back from the road and approached by a graveled driveway with evergreen and floral borders leading to side garage (16'5 x 8'10) with access to loft space. Beautiful gardens to rear comprising large seating patio area with side shed and steps leading to extensive formal shaped lawns with well manicured floral and evergreen beds, timber summer house, winding pebbled and slabbed pathway leading to further lawns and vegetable plot with deep evergreen and floral insert, further garden shed and greenhouse, established evergreen rear screening.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.









SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double glazed.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

EPC RATING

TBC







COUNCIL TAX BAND

Harborough E

TENURE

Freehold

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

Ground Floor

Approx. 111.0 sq. metres (1195.2 sq. feet)



Total area: approx. 111.0 sq. metres (1195.2 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

