



2 Padgate Close

Scraptoft, Leicester LE79UL

MOORE
& YORK



Property at a glance:

- Well Appointed & Presented Bungalow
- Re Decorated Throughout
- No Upward Chain
- Three Bedrooms & Shower Room
- Corner Plot Gardens
- Ample Parking & Garage
- Easy Local Facilities & Places Of Worship
- Sought After Location
- Newly Installed Gas Boiler & Double Glazing
- Newly Installed LED Spotlight Lighting

£350,000 Freehold



Beautifully presented three bedroom detached bungalow being sold with no upward chain situated in a popular cul-de-sac location situated in the heart of the sought after suburb of Scraftoft offering easy access to local shops, leisure facilities and places of worship. This lovely home has undergone a scheme of improvements by the present owners to include a new Worcester central heating boiler, re-decoration throughout, new LED spotlight lighting and newly installed double glazing and the well planned centrally heated and double glazed accommodation briefly comprises entrance hall, lounge/dining room, well fitted kitchen with integrated appliances, three bedrooms and shower room and stands on a good sized corner plot with ample parking and garage. This lovely home provides accommodation of the highest standard and we highly recommend an early viewing as rarely do properties of this style, calibre and location become available for sale.

DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to:

ENTRANCE HALL

Concealed radiator, cloaks cupboard, access to loft space, inset spot lights double doors to;

LOUNGE

22' 5" x 11' 7" (6.83m x 3.53m) Triple aspect UPVC sealed double glazed window, radiator, TV point, cover red radiator, inset spotlights.

KITCHEN

11' 5" x 8' 9" (3.48m x 2.67m) Fitted in an extensive range of units comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven/grill and five piece gas burner with extractor fan over set in stainless steel hood, wall mounted gas boiler, tiled splash backs, double radiator, utility space with plumbing for washing machine and dishwasher, integrated fridge/freezer, inset spotlights, UPVC sealed double glazed window and door to side aspect.

BEDROOM 1

12' 4" x 9' 10" (3.76m x 3.00m) Radiator, UPVC sealed double glazed window, built in wardrobe.





BEDROOM 2

9' 6" x 9' 4" (2.90m x 2.84m) Radiator, UPVC sealed double glazed window

BEDROOM 3

7' 8" x 6' 8" (2.34m x 2.03m) Radiator, UPVC sealed double glazed window

SHOWER ROOM

Three piece suite comprising tiled shower cubicle, vanity sink unit and low level WC, tiled throughout, Kardean flooring, heated towel rail, UPVC sealed double glazed window., airing cupboard.

OUTSIDE

The property stands on a good sized plot comprising open plan lawns to front with pathway leading to front door, further side lawns and enclosed garden to rear with sitting patio area and lawns and gated access leading to parking and garage with up and over door, power and light.

SERVICES

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

VIEWING

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

MAKING AN OFFER

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.

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

D

TENURE

Freehold

COUNCIL TAX BANDING

Harborough D

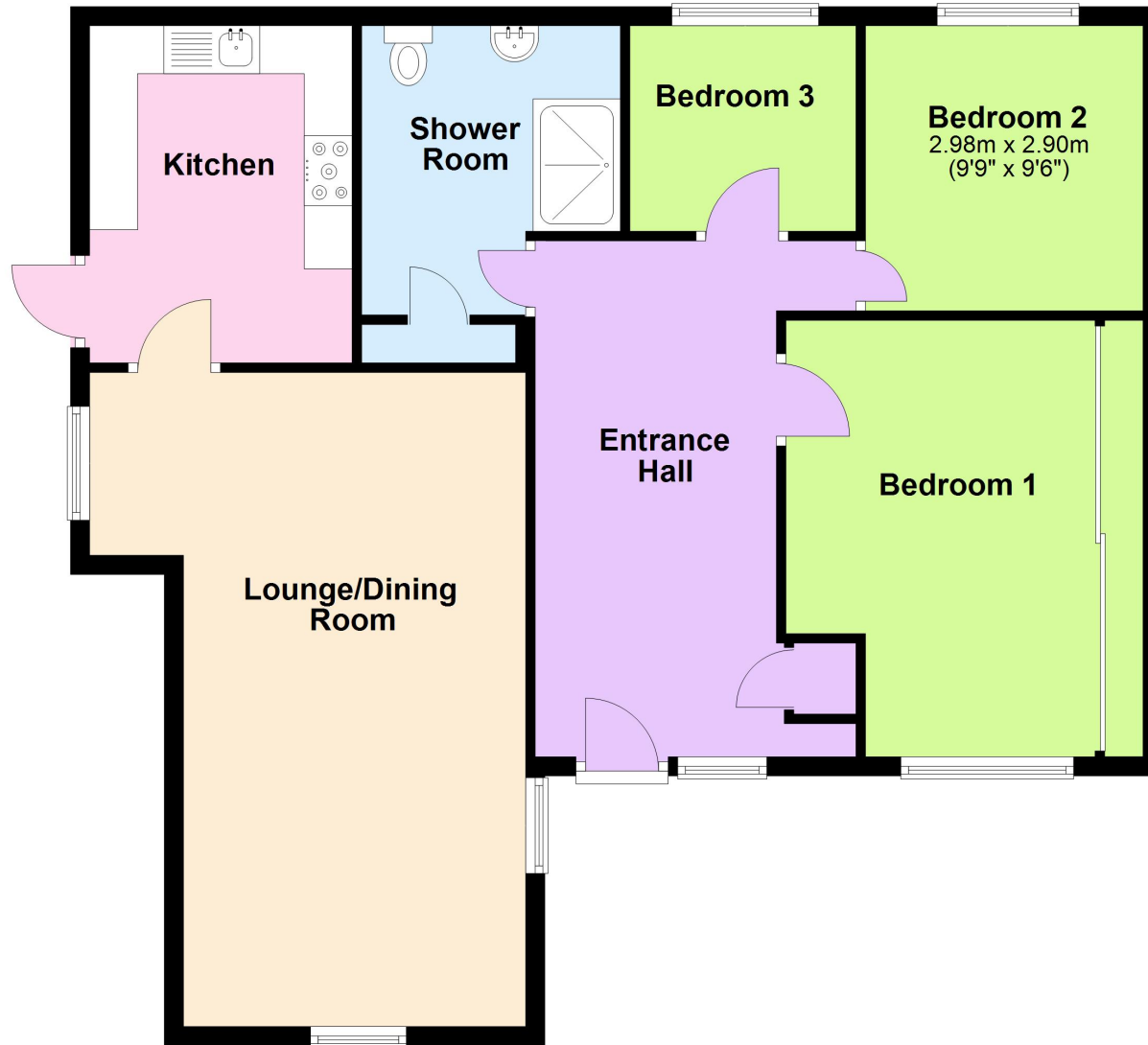
IMPORTANT INFORMATION

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.



Ground Floor

Approx. 91.9 sq. metres (988.7 sq. feet)



Total area: approx. 91.9 sq. metres (988.7 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 â€” 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

