



8 Mary Linwood Lane, Scraptoft, Leicester. LE7 9WR

£300,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

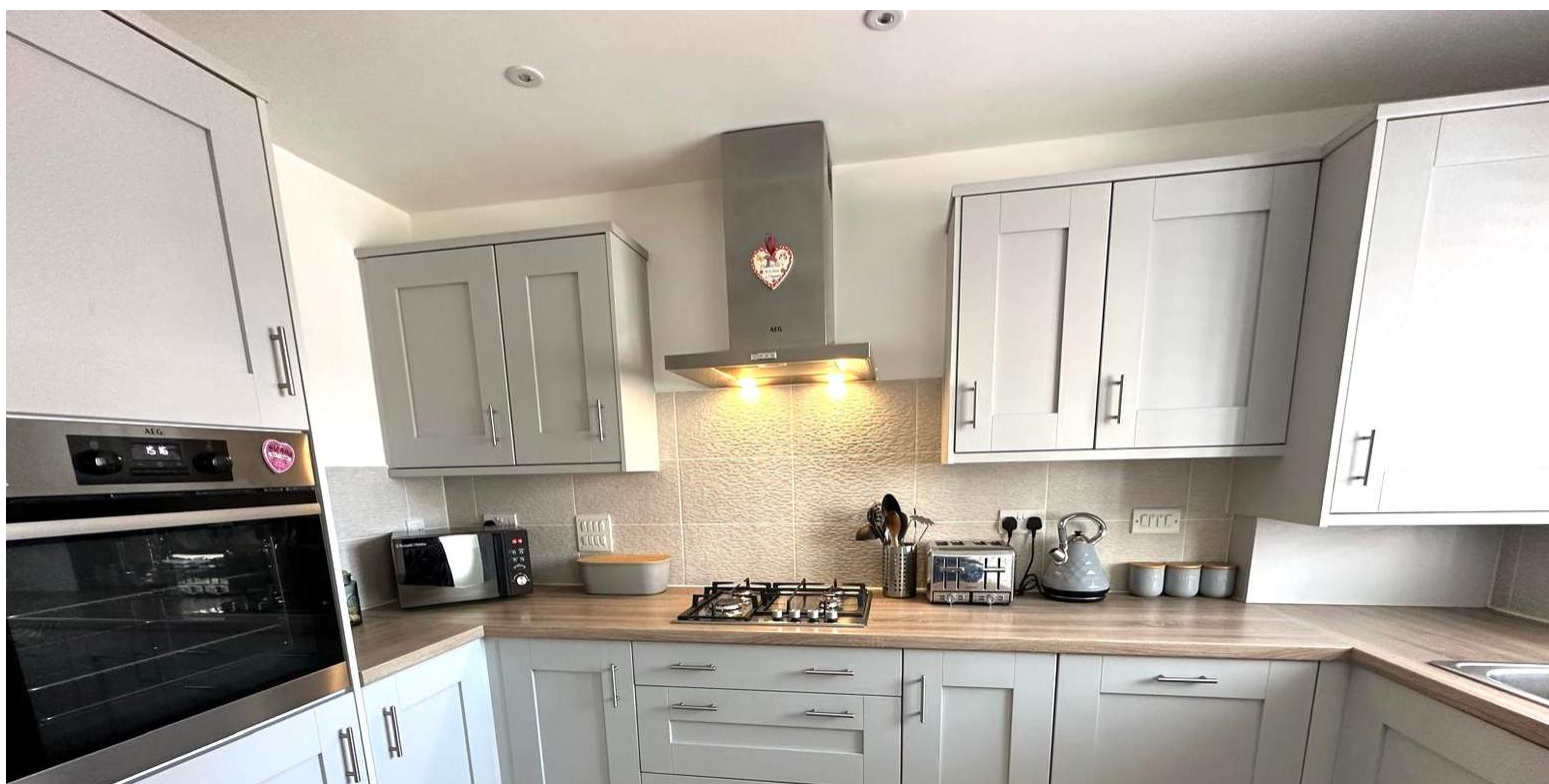
Situated in the highly sought-after area of Scraptoft, this impressive three-bedroom, three-storey semi-detached property built by Jelsons is the perfect family home. Boasting a modern kitchen with high-spec integrated appliances, this home offers both style and functionality.

The large open lounge-diner features patio doors that open out onto the rear garden, creating a perfect space for entertaining and family living. The master bedroom occupies the entire top floor, complete with fitted wardrobes and a private en suite. In addition, there are two further double bedrooms and a family bathroom, providing ample space for all. Outside, the rear garden is fully enclosed with timber panel fencing, offering a large grassed area and a patio space for outdoor relaxation. Off-road parking adds to the convenience of this stunning property. This home is ready to move into and is sure to impress. Early viewing is highly recommended—don't miss out on this fantastic opportunity!

EPC Rating B Council Tax Band C

FEATURES

- Three Storey Semi Detached Property
- Three Double Bedrooms
- Master with En Suite & Fitted Wardrobes
- French Doors Leading onto the Garden
- Off Road Parking
- Modern Decor Throughout
- EPC Rating B
- Council Tax Band C
- NO CHAIN with September Completion



ROOM DESCRIPTIONS

Hallway

Entered through a modern composite front door, the welcoming entrance hallway features stylish vinyl flooring and is illuminated by both pendant lighting and integrated spotlights, a radiator also provides warmth The hallway provides direct access to the WC, kitchen, and lounge, while stairs lead to the first-floor landing.

Kitchen

3.61m x 2.47m (11' 10" x 8' 1")

This beautifully presented kitchen features light grey matching eye-level and base units paired with a stylish wood-effect worktop, combining modern design with practical functionality. Integrated appliances include a four-ring AEG gas hob with coordinating AEG extractor fan, electric fan-assisted oven, Electrolux integrated dishwasher, and a built-in fridge freezer. There is also space and plumbing for a washing machine. A stainless steel drainer sink with mixer tap is positioned beneath a UPVC double-glazed window to the front aspect, filling the room with natural light. Additional features include tiled flooring, integrated spotlights, a smoke alarm, double panel radiator, and an extractor fan. A built-in cupboard discreetly houses the combi boiler.

Lounge

4.62m x 3.73m (15' 2" x 12' 3")

This versatile and flexible lounge offers a bright and spacious setting, ideal for both relaxation and entertainment. A UPVC double-glazed window to the rear aspect allows natural light to flood the room, while double patio doors open out onto the patio area, seamlessly blending indoor and outdoor living. The room is finished with pendant lighting, integrated smoke alarm, and two double-panel radiators. A media point is also provided, perfect for modern entertainment setups. Additionally, the lounge benefits from an under-stairs cupboard offering convenient storage space.

WC

This practical WC features a low flush WC, pedestal wash basin with tile splashback, and a UPVC double-glazed window to the front. An extractor fan and radiator complete the space.

Landing

The first-floor landing features pendant lighting, an integrated smoke alarm, and a UPVC window to the front aspect, with the area fully carpeted for added comfort. There is also a storage cupboard.

Bedroom Two

3.73m x 2.49m (12' 3" x 8' 2")

Located to the rear of the property, this double bedroom features a UPVC double-glazed window, radiator, pendant lighting, and is fully carpeted.

Bedroom Three

3.63m x 2.49m (11' 11" x 8' 2")

Located to the front of the property, this bedroom features a UPVC double-glazed window, fitted wardrobes, a radiator, and is fully carpeted.

Bathroom

This good-sized family bathroom features a shower over the bath with a mixer tap, a pedestal wash basin, and a low flush WC. The room is half-height tiled and includes a chrome-fitted towel rail. A UPVC double-glazed frosted window to the rear aspect ensures privacy, while vinyl flooring completes the space.



ROOM DESCRIPTIONS

Bedroom One

4.62m x 6.29m (15' 2" x 20' 8")

Accessed via stairs from the first floor, this excellent-sized master bedroom features a UPVC double-glazed window to the front aspect and a Velux window to the rear, filling the room with natural light. The room benefits from fitted wardrobes, two radiators, an integrated smoke alarm, and Hive heating control for added convenience. Fully carpeted, this spacious bedroom offers both comfort and practicality.

En Suite

This good-sized en suite features a walk-in double shower cubicle, a pedestal hand wash basin, and a low flush WC. The room is part-tiled and includes a chrome-fitted towel rail, integrated spotlights, and a frosted window to the rear aspect for privacy. An extractor fan ensures ventilation, while vinyl flooring completes the space.

Rear Garden

The rear garden is enclosed by timber panel fencing and can be accessed via a garden gate off the main driveway. It features a patio area, perfect for outdoor seating, as well as a large grassed area ideal for recreation or gardening. Additionally, the garden includes an outside tap for convenience.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 7mbps and superfast 80mbps. Mobile signal strengths are strong for O2 and medium for EE, Three and Vodafone. The property is freehold with a £140 maintenance fee a year.

Legal Information

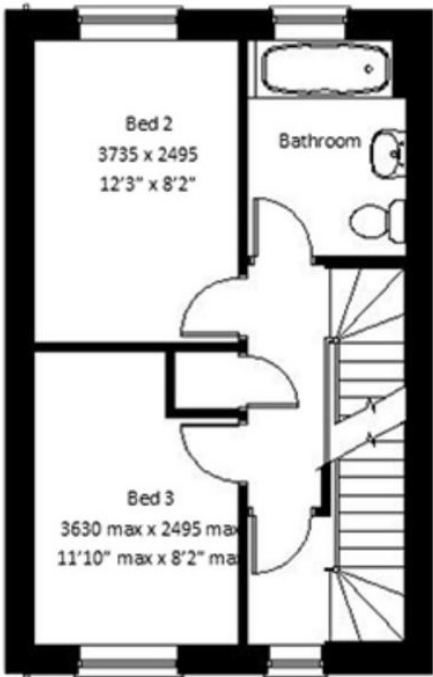
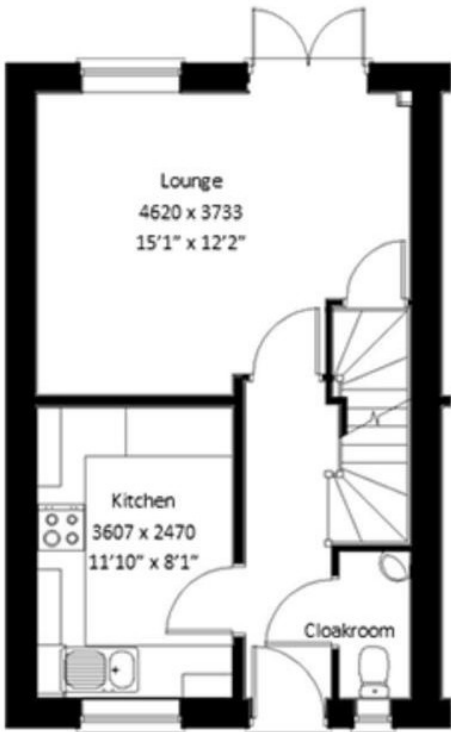
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FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	