



Rose Acre Close, Scraptoft, Leicester, LE7 9UH



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Property Description

A two bedroomed detached bungalow situated in a highly sought after and desirable location on Rose Acre Close in the popular residential area of Scraptoft bordering Thurnby. The property benefits from gas fired central heating and comprises, entrance porch, sitting room, breakfast kitchen, garden room, two bedrooms and shower room. Outside are front & rear gardens and a single garage. No Upward Sales Chain.





Key Features

- Detached Bungalow
- Two Bedrooms
- Sitting Room and Garden Room
- Shower Room
- Off Road Parking and Single Garage
- Well Kept Rear Garden
- Popular Location
- UPVC Double Glazing
- Gas Central Heating
- EPC - D

£289,950

Location

Scraptoft is located approximately four miles east of Leicester city centre, providing excellent access to the professional quarters. Local day-to-day shopping can be found within the village itself including Newsagents, Co- Op store and Post Office, with more comprehensive shopping facilities at nearby Oadby, Evington and along the Uppingham Road, with a superstore at Hamilton. Village leisure facilities include Rugby Clubs, Golf Club and a Public House. For the commuter the nearby A47 provides access to Leicester rail services to London St Pancras International.

Viewings

All viewings should be arranged through Andrew Granger & Company, please contact our office.

Accommodation In Detail

Entrance Porch

Access to the property is via a welcoming entrance porch with half glazed UPVC double glazed door, window to side elevation and doorway to;

Sitting Room

UPVC double glazed bay window to front elevation and UPVC double glazed window to side elevation. Gas fire with wood surround, radiator, coving to ceiling.

Hallway

With radiator, coving to ceiling, airing cupboard and doors leading to garden room, bathroom and bedrooms.

Breakfast Kitchen

Comprising a range of base and wall mounted cupboards with worksurface over, stainless steel sink, integrated double oven and 4 ring gas hob. Space for washing machine and fridge. Radiator, tiled floor, tiled splashback, loft hatch, cupboard housing "Worcester" combination boiler. UPVC double glazed window and door to the side elevation.

Bedroom One

UPVC double glazed bay window to the rear elevation, radiator, coving to ceiling, x 2 fitted wardrobes, fitted chest of drawers and x 2 bedside tables.

Bedroom Two

UPVC double glazed windows to the side elevation, radiator and built in wardrobes.

Shower Room

Comprising w.c, pedestal sink, shower cubicle, tiled splashback, UPVC double glazed window to the side elevation.

Garden Room

UPVC double glazed sliding doors leading onto the rear gardens and UPVC Double glazed bay window. Radiator and coving to ceiling.

Outside

To the front of the property there is off road parking for two cars with a tarmacked driveway leading to a single garage. Pebbled front garden with a variety of mature dwarf conifers and shrubs to the side. Side access leads to a private rear garden with a paved patio, pebbled area, flower borders with shrubs and mature plants. Outside tap and Summer house.

Garage

Single garage with up and over door to the front, lighting and electric, side door and window to rear.

Anti Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Appraisals & Survey

If you have a house to sell then we offer a free valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on .

Energy Performance Rating - D

Council Tax Banding

We understand the property to be freehold with vacant possession upon completion. Harborough District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.



Ground Floor

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough District Council



To view this property please contact our Oadby office on 01162 429922



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