



READINGS

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Station Lane

Scraptoft, Leicestershire, LE7 9UF

£540,000



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Set on a plot of around a quarter of an acre, this beautifully extended detached family bungalow enjoys a sought-after position on Station Lane, connecting the popular villages of Scraptoft and Thurnby. The location offers easy access to Leicester city centre and the mainline railway station approximately four miles away.

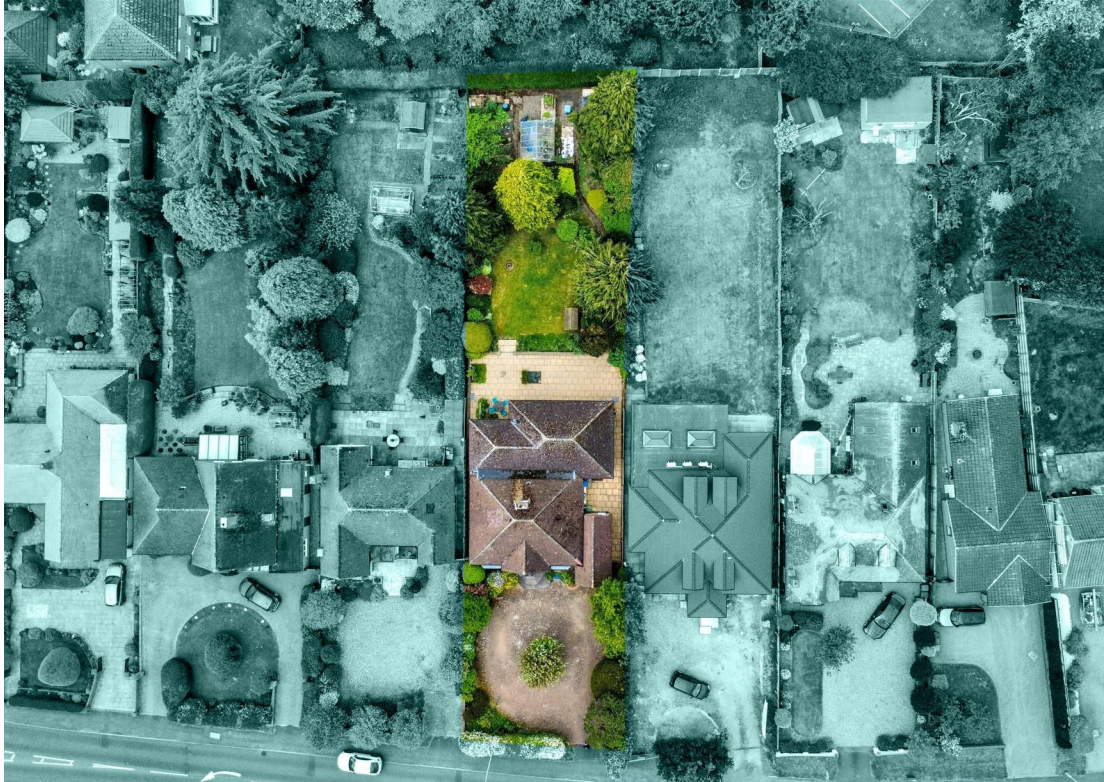
Scraptoft itself has a welcoming village feel, with local amenities including a church, village store, post office and newsagent, while a nearby Co-op provides added convenience. The property also falls within the catchment area for the highly regarded Gartree and Beauchamp Colleges in nearby Oadby.

Inside, the home is gas centrally heated and benefits from uPVC double glazing. The accommodation briefly comprises an entrance porch, hallway, spacious lounge/dining room with patio doors and large windows overlooking the stunning rear garden, there's a study or optional fourth bedroom, breakfast kitchen, utility room, three further bedrooms, including a master bedroom with en-suite shower room and a family bathroom.

To the front of the property a gate allows access to a generous block-paved driveway offering plenty of off-road parking, along with access to a single garage with useful storage space above.

The rear garden is a real highlight of the home — beautifully maintained with lawn, a large patio seating area, mature shrubs, trees and a greenhouse tucked neatly away at the rear.

Presented in excellent condition throughout and located in a highly desirable area, this fantastic family home is expected to attract strong interest. Early viewing is highly recommended to avoid disappointment.





Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: E

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

Annual Estate Management Charge If Applicable: n/a

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

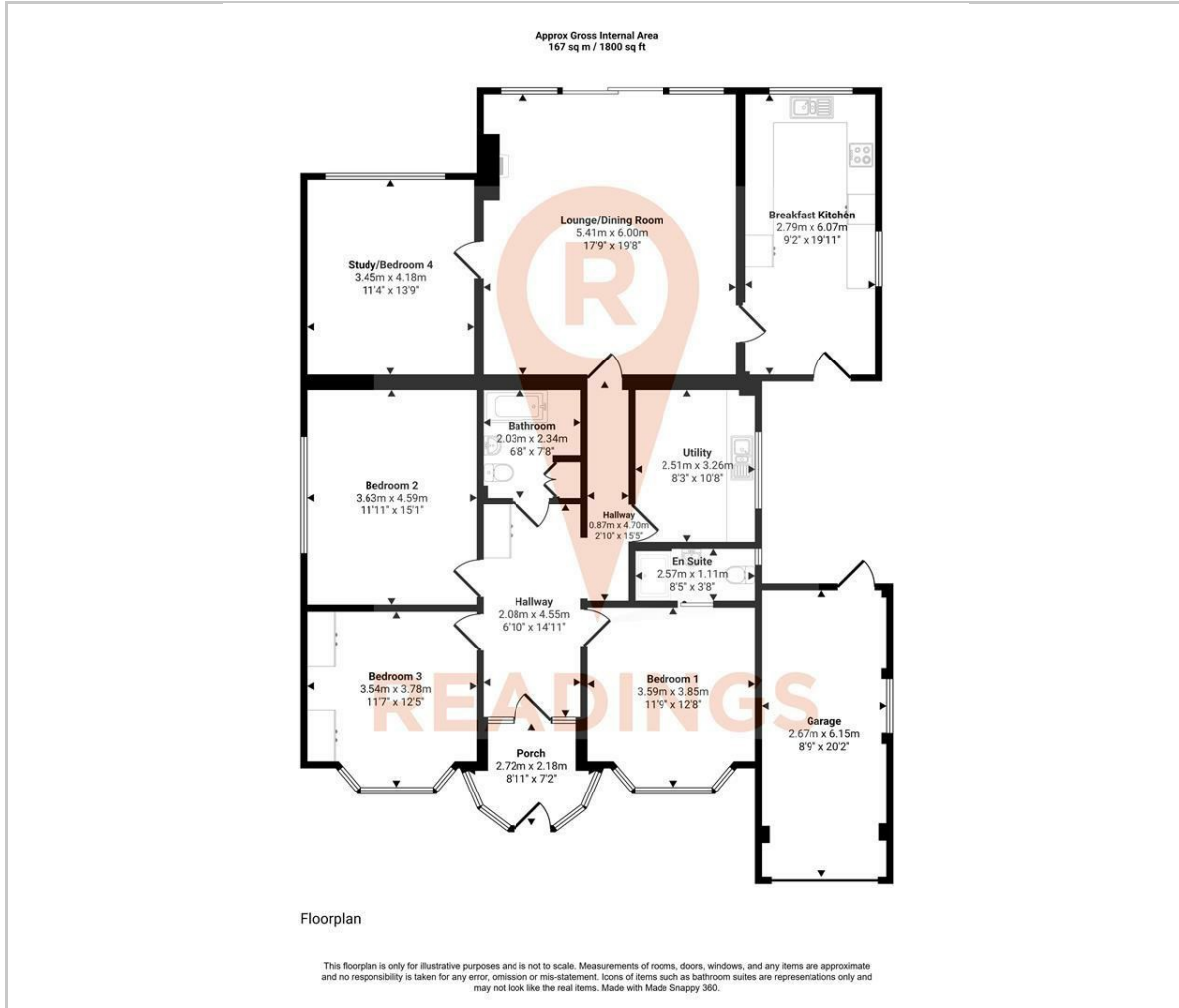
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

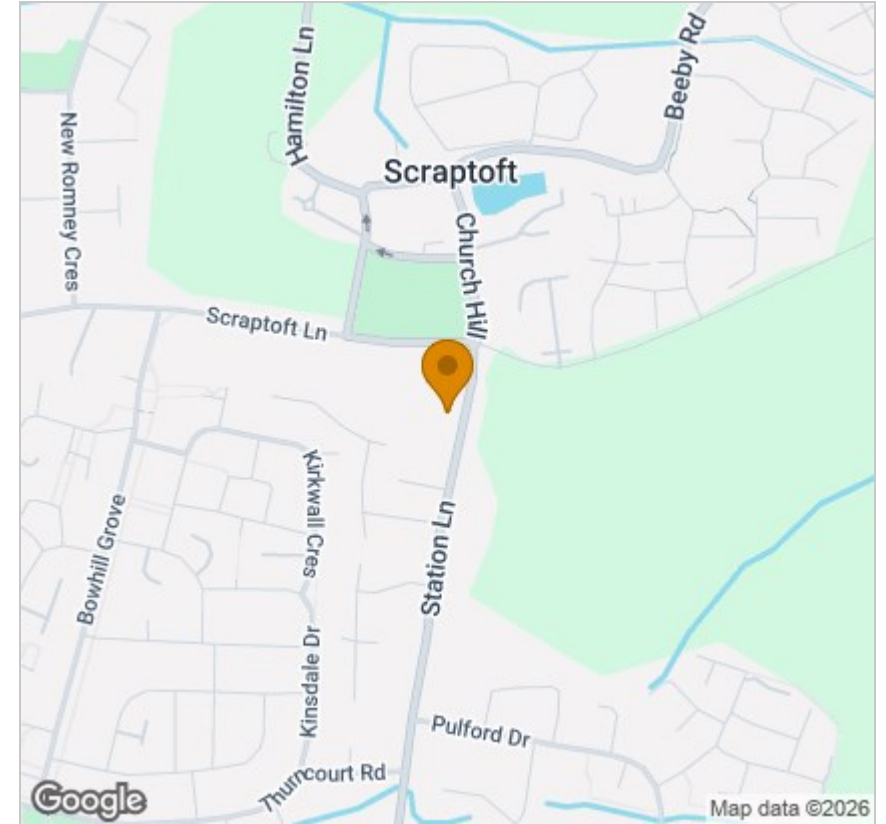
Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

