



OADBY ESTATES

0116 271 3600

SALE

LETTINGS

MANAGEMENT

COMMERCIAL

Freehold £295,000

Rose Acre Close, Scraptoft, LE7



- 2 BEDROOM DETACHED BUNGALOW

- CONTEMPORARY

- OFF ROAD PARKING

- GREAT LOCATION

- GARAGE

- WELL MAINTAINED GARDEN



Oadby Estates are pleased to present to the market this very well-maintained two-bedroom detached bungalow in Scraftoft, Leicester. The property consists of porch, large lounge, breakfast/kitchen, 2 bedrooms and a family bathroom. Externally, the property has off road parking for multiple cars, garage and mature gardens to the front a rear. Upon entering the property, you immediately have a contemporary feel as the owners have modernised the property.



The village of Scraftoft is very sought after as there are direct routes out of Leicester and to the city centre via Uppingham Road/A47. As well as being close to local amenities such as a local co-op, The Whitehouse Pub and local parks, the area has very countryside feel.

This is a rare opportunity for a bungalow in a very sought-after location. Viewings now being taken.



Rose Acre Close, Scraptoft, LE7

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





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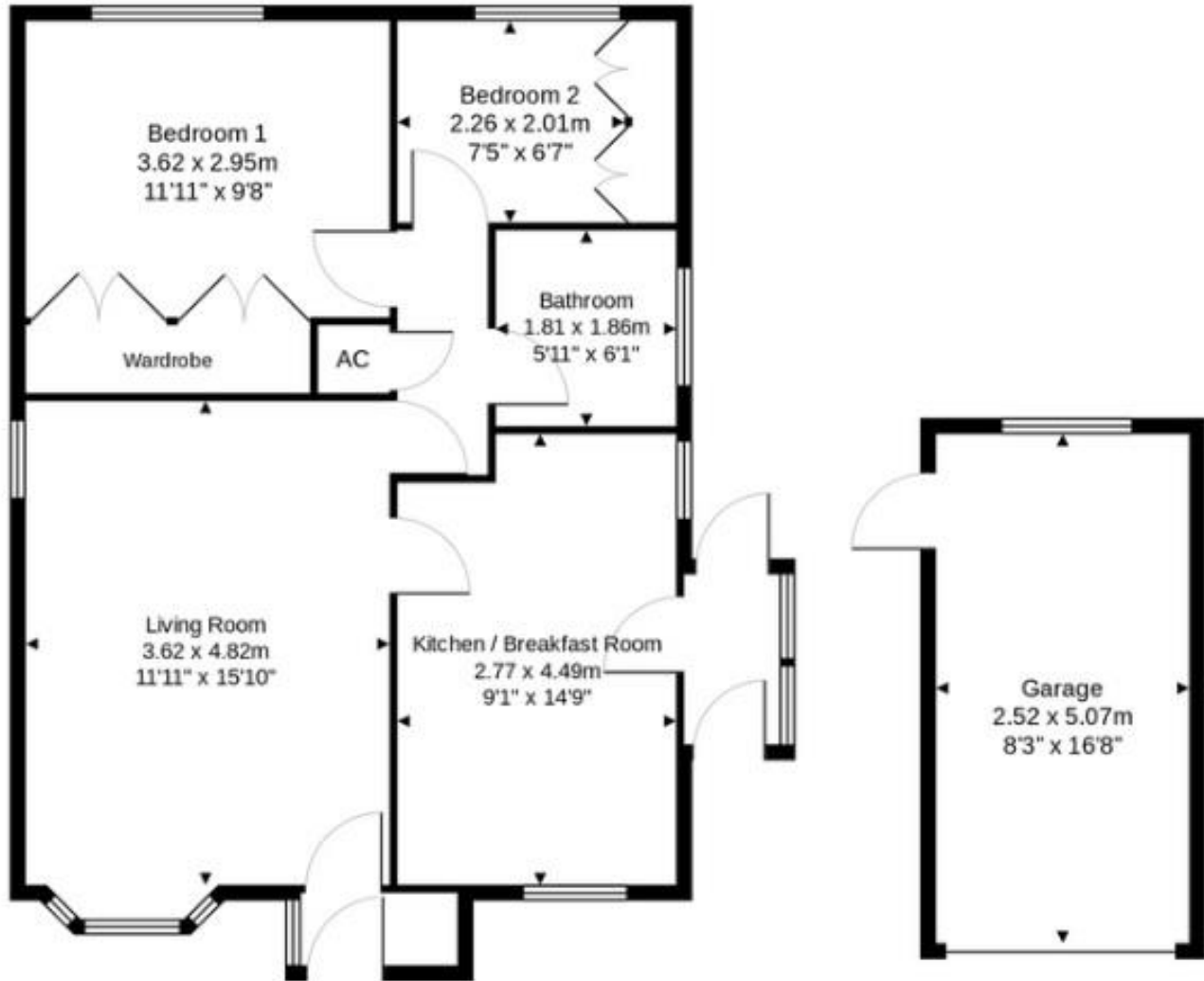
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VIEWING BY APPOINTMENT WITH AGENTS OADBY ESTATE AGENTS LIMITED

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.