



## NURSERY ROAD, SCRAPTOFT

£1,195

Nestled on Nursery Road, this well-presented, three bedroom mid-town house offers a delightful blend of comfort and modern living in a popular suburban location just off Scraptoft Lane. The property boasts gas central heating and double glazing, ensuring a warm and inviting atmosphere throughout.

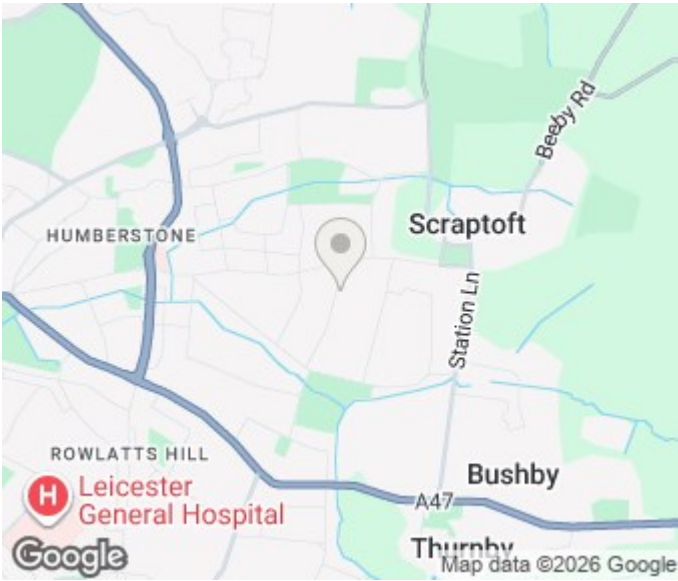
As you enter, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom/WC. The heart of the home is the spacious L-shaped lounge and dining room, which is perfect for both relaxation and entertaining. With patio doors that open to the rear, this area is flooded with natural light and provides a seamless connection to the outdoor space.

The modern fitted dining kitchen is a chef's dream, featuring an integrated oven that makes cooking a pleasure. Brand new carpets throughout the property add a touch of luxury and comfort, making it ready for you to move in and make it your own.

This home offers deceptive accommodation, providing ample space for families or those looking for extra room to grow. Its convenient location means you are close to local amenities, making daily life easy and enjoyable.

MOORE  
& YORK





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leicester  
61 Granby Street  
Leicester  
Leicestershire  
LE1 6FB

01162 756360  
enquiries@mooreandyork.co.uk

MOORE  
&YORK