



## FOR SALE

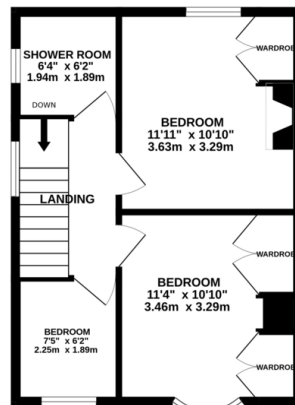
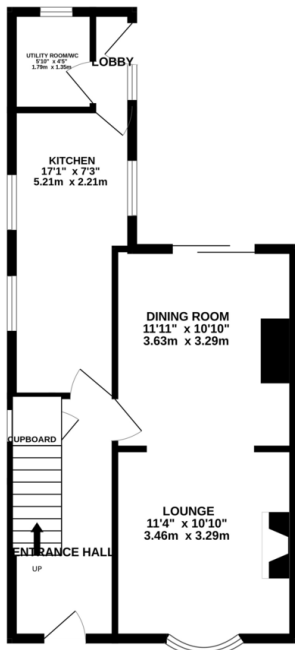
3 Bed Semi-Detached House in Cardinals Walk, Scraftoft, LE5 1LH  
£300,000

\*\*\* No Chain \*\*\* Extended semi detached house for sale in Scraftoft which would make an ideal family home and has potential for further extension and improvement (subject to the relevant consents). The accommodation comprises entrance hall, lounge, dining room, extended kitchen, rear lobby, utility room/downstairs w.c., three bedrooms, family bathroom and good size rear garden.



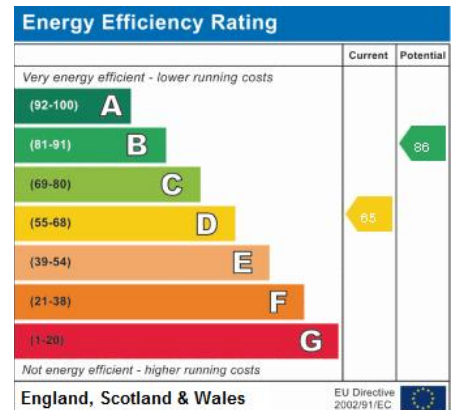
GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- No Chain
- Extended
- Semi Detached
- Popular Location
- Three Bedrooms
- Large Rear Garden
- Boiler Fitted 2023
- Downstairs W.C.

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

