

AVAILABLE



House - Detached

# CROFTERS DRIVE LEICESTER LE5 2FH

£1,950 Per  
Month

## FEATURES

- BRAND NEW HOME
- Spacious Driveway for around 6 Cars
- Downstairs W.C.
- Master Bedroom with En-suite
- 2 Reception Rooms
- Open Plan Kitchen and Dining Area
- 4 Spacious Bedrooms
- Family Bathroom



 **SETHS**

# 4 Bedroom House - Detached located in Leicester

**\*\*No Deposit Option Available\*\***

Seths are delighted to present this outstanding Newly Built 4 Bedroom Executive Family Residence, situated on the highly sought after Crofters Drive just off Scraptoft Lane, occupying a prime position at the end of a Cul de sac.

This exceptional home offers an expansive driveway providing off road parking for up to 6 vehicles, enhancing both convenience and exclusivity.

Upon entry, you are welcomed by a grand and spacious Hallway which sets the tone for the property and provides access to an elegant Lounge and a refined Study Room, beautifully enhanced by a Bay Window that provides plenty of natural light.

At the heart of the home is a stunning Open Plan Kitchen and Dining Area, finished to an impeccable standard. The Kitchen comprises bespoke Fitted Wall and Base Units with premium Worktop Over, Integrated Fridge Freezer, Sink, Integrated Gas Hob with Extractor Hood over and an Integrated Electric Oven. This impressive space seamlessly flows into a separate Utility Room and a contemporary Ground Floor Shower Room inclusive of a Shower Cubicle, Wash Basin and W.C.

The Dining Area features Patio Doors opening onto a substantial Rear Garden, thoughtfully designed with both Lawn and Patio areas, ideal for outdoor entertaining and modern family living.

The First Floor hosts 4 generously proportioned Bedrooms, several of which benefit from striking Floor to Ceiling Windows, creating bright and airy living spaces. The luxurious Master Suite offers a dedicated Dressing Area and a stylish En suite inclusive of a Shower Cubicle, Wash Basin and W.C.



Call us on

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Council Tax Band

New Build

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	94	96
(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>		
<i>Not energy efficient - higher running costs</i>		
<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 are advised to recheck the measurements.

