

FOR SALE



SCRAPTOFT LANE LEICESTER LE5 2HS

£475,000

FEATURES

- Freehold
- Sought after location
- Three storey
- Modern kitchen / diner
- Off road parking for multiple cars
- 5 bedrooms
- Extended semi detached house
- Spacious lounge
- x3 shower rooms
- Low maintenance rear garden



 **SETHS**

5 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Tiled flooring, radiator, staircase leading to first floor, understairs storage cupboard, access to ground floor shower room

LOUNGE

23'7" (max) x 10'10"

Tiled flooring, x2 radiators, uPVC double glazed bay window, opening to kitchen / diner

KITCHEN / DINER

27'5" x 20'1" (max)

Featuring a contemporary range of fitted wall and base units with work surfaces over incorporating a sink with mixer tap, 5 ring gas hob with extractor hood, built-in oven / grill, built-in microwave, integrated dishwasher, space for American fridge / freezer, breakfast bar / dining island with pendant lighting, plumbing for washing machine, space for tumble dryer, tiled flooring, cladded walls, space for dining table, recessed spotlights, x2 skylight windows, uPVC double glazed window, uPVC double glazed door to rear garden, uPVC double glazed French doors leading to rear garden

BEDROOM 5

16'0" x 7'7"

Tiled flooring, radiator, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, walk in shower cubicle, tiled flooring, tiled walls, towel radiator, extractor fan, skylight window

FIRST FLOOR

BEDROOM 1

11'2" (max) x 10'10"

Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2

11'8" x 10'10"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'3" x 6'0"

Carpeted, radiator, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, walk in shower cubicle, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

SECOND FLOOR

BEDROOM 4

17'8" x 16'11" (max)

Carpeted, radiator, storage eaves, x2 skylight windows, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, walk in shower cubicle, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

OUTSIDE

To the front of the property is a paved driveway with space for multiple cars.

To the rear of the property is a good sized garden mainly slabbed with wooden fence and brick/concrete walls surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: C

Council Tax Rate: £2,140.20

Mains Gas: Yes

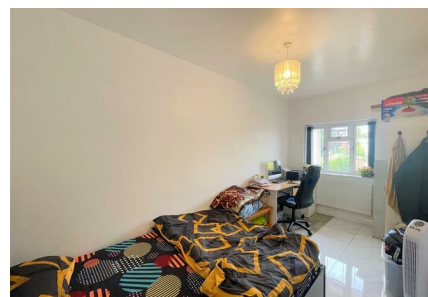
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

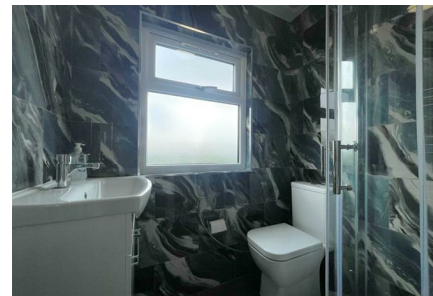
Broadband availability: Fibre to the Cabinet

Broadband





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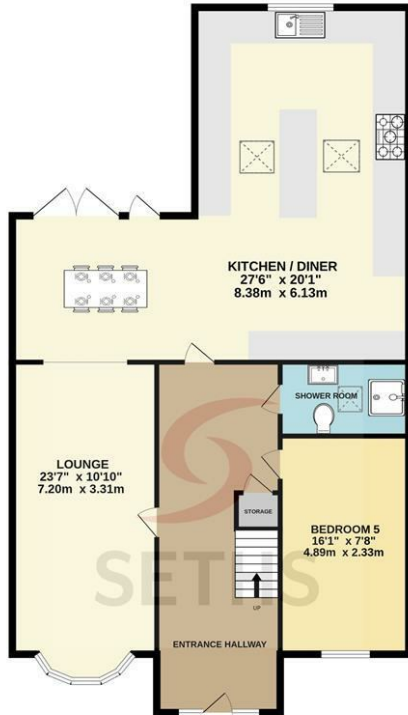
info@seths.co.uk

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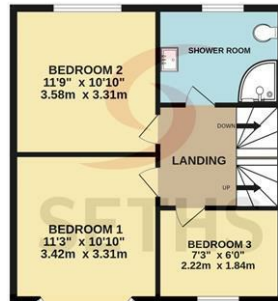
Council Tax Band

C

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

