

FOR SALE



# SCRAPTOFT LANE HUMBERSTONE LEICESTER LE5 1HU

Offers Over  
**£630,000**

## FEATURES

- No chain
- Sought after location
- Four double bedrooms inc an ensuite
- Spacious lounge + dining room + office/study
- Integral garage with driveway for approx 5 cars (potential for more)
- Freehold
- Beautiful, extended family home
- Modern kitchen / diner
- Family bathroom / utility with WC
- Generous landscaped garden



 **SETHS**

# 4 Bedroom Detached House for sale in Leicester

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor.

### LOUNGE

16'0" x 13'1"

Carpeted, radiator, fireplace, uPVC French sliding doors leading to garden.

### DINING ROOM

15'5" x 11'10"

Carpeted, radiator, space for dining table, fireplace, uPVC double glazed bay window.

### KITCHEN / DINER

21'4" x 14'7" (max)

Wall and base units with worktops over, 5 ring gas hob with extractor hood, sink with mixer tap and drainer, built-in double oven, built-in microwave, space for fridge/freezer, tiled flooring, partly tiled walls, x2 radiators, x2 skylight windows, x3 uPVC double glazed windows, uPVC French doors leading to rear garden.

### OFFICE ROOM

11'10" (max) x 9'5"

Carpeted, radiator, opening to lounge, uPVC double glazed bay window.

### UTILITY ROOM

6'0" x 5'6"

Wall and base units with worktops over, sink with mixer tap and drainer, plumbing for washing machine, space for dryer, tiled flooring, extractor fan, uPVC double glazed window.

## WC

WC, wash hand basin, tiled flooring, extractor fan, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

15'6" x 11'7"

Carpeted, radiator, x2 uPVC double glazed windows

### ENSUITE

WC, wash hand basin with vanity units and worktops over, splashback tiles, shower cubicle, vinyl flooring, radiator, extractor fan, uPVC double glazed window

### BEDROOM 2

13'1" x 12'10"

Carpeted, radiator, uPVC double glazed window.

### BEDROOM 3

11'10" x 9'5"

Carpeted, radiator, uPVC double glazed window.

### BEDROOM 4

15'6" x 7'11"

Carpeted, radiator, x2 uPVC double glazed windows.

### BATHROOM

WC, wash hand basin, bathtub with mixer tap, shower cubicle, tiled flooring, tiled walls, extractor fan, radiator, uPVC double glazed window.

### GARAGE

29'2" x 7'6"

With up and over door and rear door leading to garden.

## OUTSIDE

To the front of the property is a large driveway with ample parking space for multiple vehicles. To the rear of the property, the garden features a well-proportioned slabbed patio area, ideal for outdoor seating and entertaining. Beyond this, the majority of the garden is laid to lawn, creating a spacious and open feel that is both practical and easy to maintain. Mature hedges surround the garden, providing a good level of privacy and a pleasant green outlook, while a selection of trees adds character and natural interest. Overall, the garden offers excellent potential for further extension (stpp) or landscaping, making it a versatile and attractive outdoor space.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: E

Council Tax Rate: £2,942.77

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

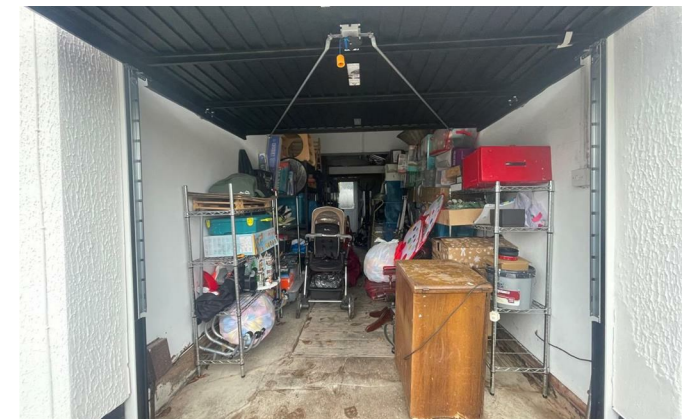
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(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.



GROUND FLOOR



1ST FLOOR

