



9 Pulford Drive  
Scraptoft, LE7 9UD  
£1,250 Per Month



This spacious unfurnished semi-detached property lies in a great spot on the Thurnby/Scraptoft border to the East of Leicester. Handy for a great range of local amenities (and some super countryside!) the property benefits from gas central heating and double glazing. Inside you'll find a porch, hallway, lounge, dining room and kitchen on the ground floor. Upstairs there are 3 good bedrooms, a well equipped bathroom and separate WC.

Outside there's off street parking to the front, a car port and garage to the side and a huge rear garden.

- Semi Detached
- Three Bedrooms
- Available August 2026
- Modern Kitchen
- Large rear garden
- Off Road Parking
- Gas central heating & Detached Garage
- Internet - Standard, Superfast & Ultrasfast
- Council tax band C
- EPC Rating TBC

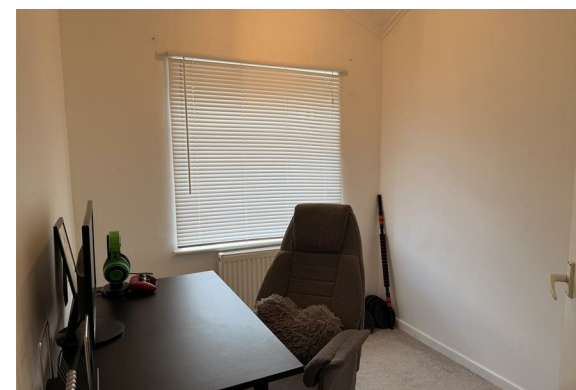


## Viewing Arrangements

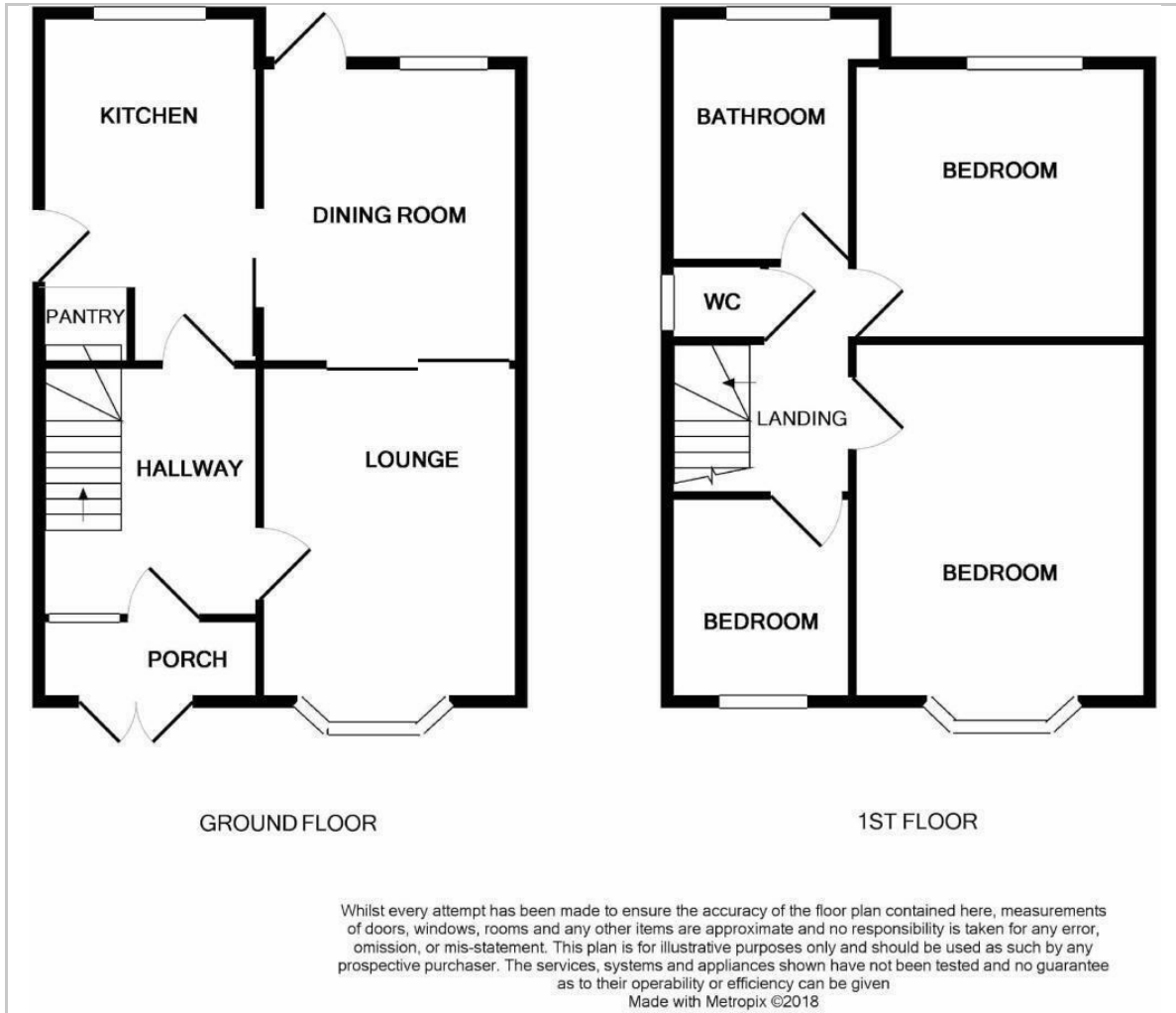
Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.

## Tenancy Information

- Price : £1250 PCM
- Holding Deposit: £288.00 (one weeks rent)
- Deposit : £1442.00 (including the holding deposit)
- Council tax band :C



## Floor Plan



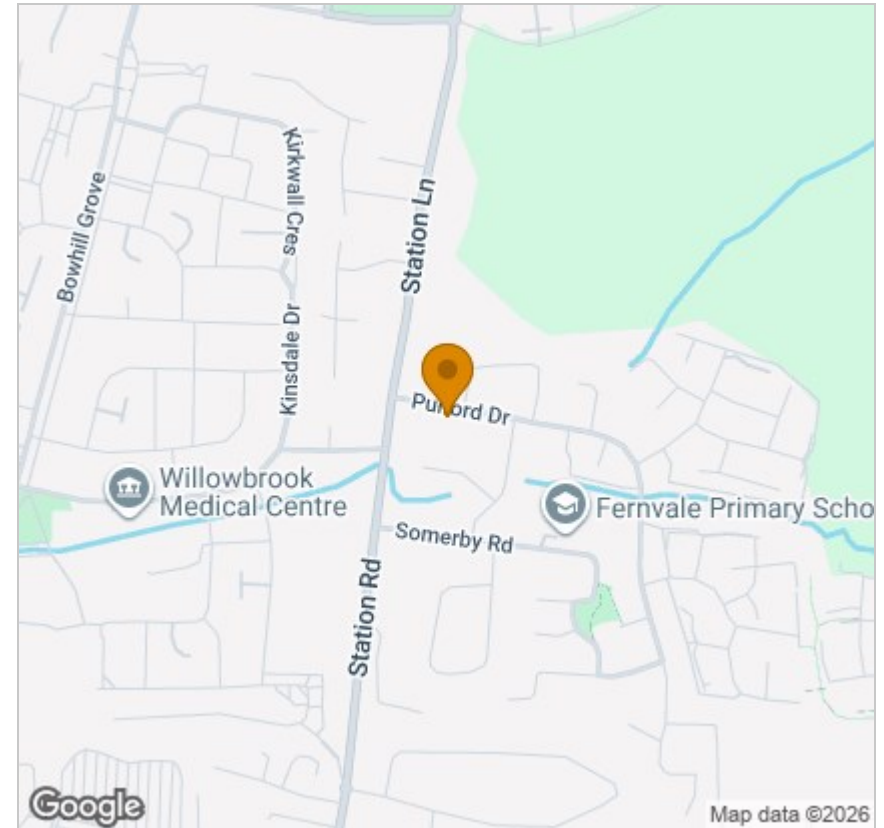
## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**67 67 Long Street, Wigston, Leicestershire, LE18 2AJ**  
**Tel: 0116 2883872 Email: [lettings@astonandco.co.uk](mailto:lettings@astonandco.co.uk)**  
<https://astonandco.co.uk/>

## Area Map



## Energy Efficiency Graph

