

## 95 Spencefield Lane, Leicester, LE5 6HH

Welcome to Spencefield Lane

This fantastic, well-positioned plot approximately one third of an acre provides space to a superb two storey family home in a highly sought after area. This spacious property boasts over 3,200 sq. ft. of living space throughout with gated driveway offering ample parking.

Set back from the road, this amazing six well-proportioned bedroom home stands tall allowing for privacy and peace whilst being ideally located near all amenities including Leicester College & General Hospital.

Upon entering you are met with a spacious hallway providing access to areas of the property; downstairs W/C, living room, dining room, kitchen, ground floor bedroom, utility room, garage and staircase rising to the first floor.

**Offers Over £1,050,000**



# 95 Spencefield Lane

, Leicester, LE5 6HH



- 6 BEDROOM DETACHED FAMILY HOME
- OVER 3,500 SQ. FT.
- DOUBLE GARAGE
- BOOKED OPEN DAY ON 09/12/2023
- HIGHLY SOUGHT AFTER LOCATION
- EPC - D
- GATED RESIDENCE
- APPROX 0.3 ACRE PLOT

Living Room  
20'10" x 12'10" (6.36 x 3.92)

Dining Room  
18'3" x 10'1" (5.58 x 3.09)

Kitchen  
20'0" x 13'0" (6.10 x 3.97)

Utility Room  
18'0" x 8'3" (5.50 x 2.54)

Garage  
17'0" x 15'4" (5.20 x 4.68)

Conservatory  
23'3" x 13'6" (7.11 x 4.12)

Bedroom 1  
13'10" x 13'8" (4.23 x 4.18)

En-Suite Shower Room  
11'1" x 3'10" (3.39 x 1.19)

Bedroom 2  
17'4" x 8'0" (5.30 x 2.44)

En-Suite Shower Room  
8'8" x 7'11" (2.66 x 2.42)

Bedroom 3  
14'11" x 8'7" (4.55 x 2.63)

En-Suite Shower Room  
7'11" x 6'0" (2.42 x 1.84)

Dressing Room  
7'11" x 4'7" (2.42 x 1.42)

Bedroom 4  
12'2" x 12'0" (3.71 x 3.66)

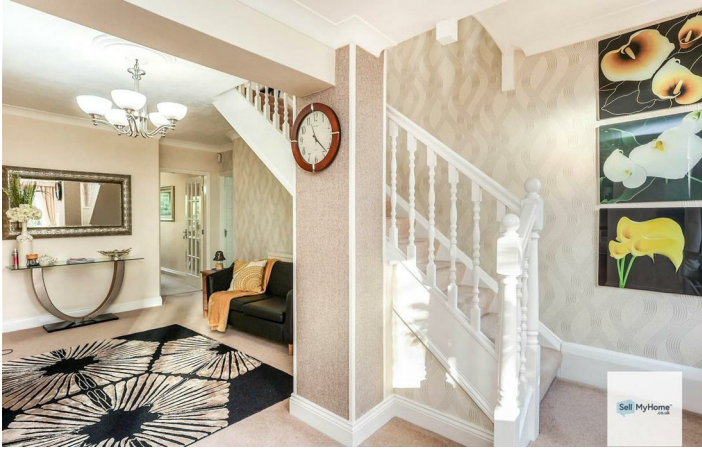
Bedroom 5  
14'11" x 8'11" (4.55 x 2.72)

Bedroom 6  
10'11" x 10'9" (3.33 x 3.30)

Shower Room  
9'1" x 8'11" (2.78 x 2.72)



Directions





# Floor Plan



**Ground Floor**



**First Floor**

Total floor area 299.7 m<sup>2</sup> (3,226 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                 |  |                         |           | (92 plus) A   |  |                         |           |
| (81-91) B                                   |  |                         |           | (81-91) B   |  |                         |           |
| (69-80) C                                   |  |                         |           | (69-80) C   |  |                         |           |
| (55-68) D                                   |  |                         |           | (55-68) D   |  |                         |           |
| (39-54) E                                   |  |                         |           | (39-54) E   |  |                         |           |
| (21-38) F                                   |  | 57                      | 63        | (21-38) F   |  | 59                      | 63        |
| (1-20) G                                    |  |                         |           | (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales   |  | EU Directive 2002/91/EC |           |