



## 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 £1,000,000**



# 95 Spencefield Lane

, Leicester, LE5 6HH



- 6 BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- EPC - D
- GATED RESIDENCE
- APPROX 0.3 ACRE PLOT
- OVER 3,500 SQ. FT.
- DOUBLE GARAGE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



[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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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			(21-38) F		
(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	57	England & Wales	EU Directive 2002/91/EC	59
		63			63