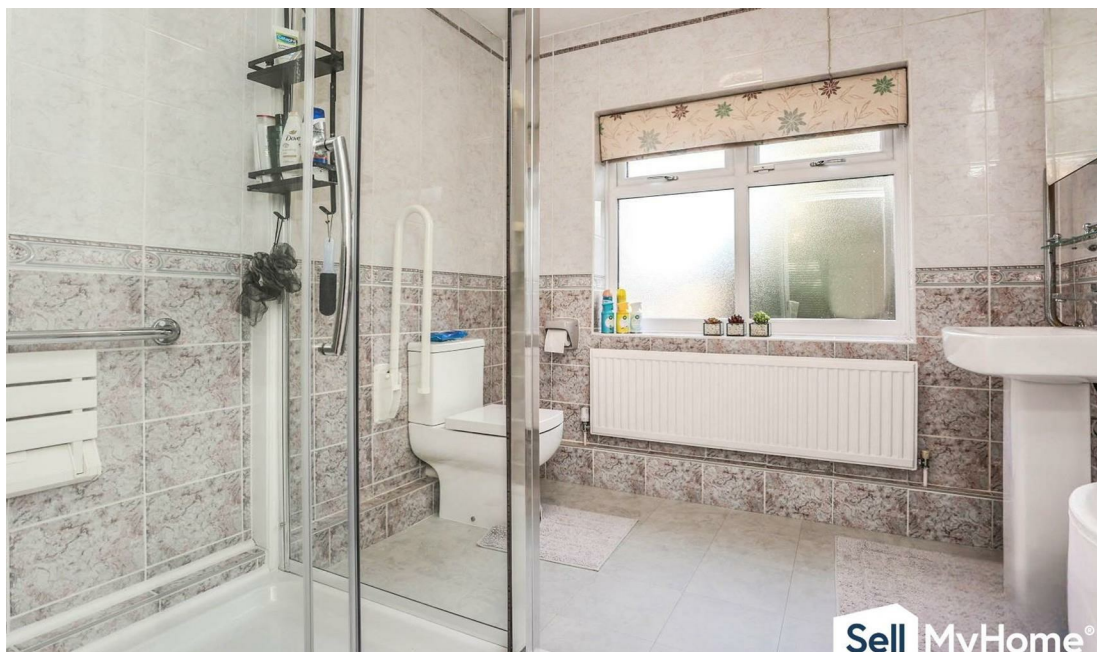




Spencefield Lane, Leicester, LE5

6  4  2  D 





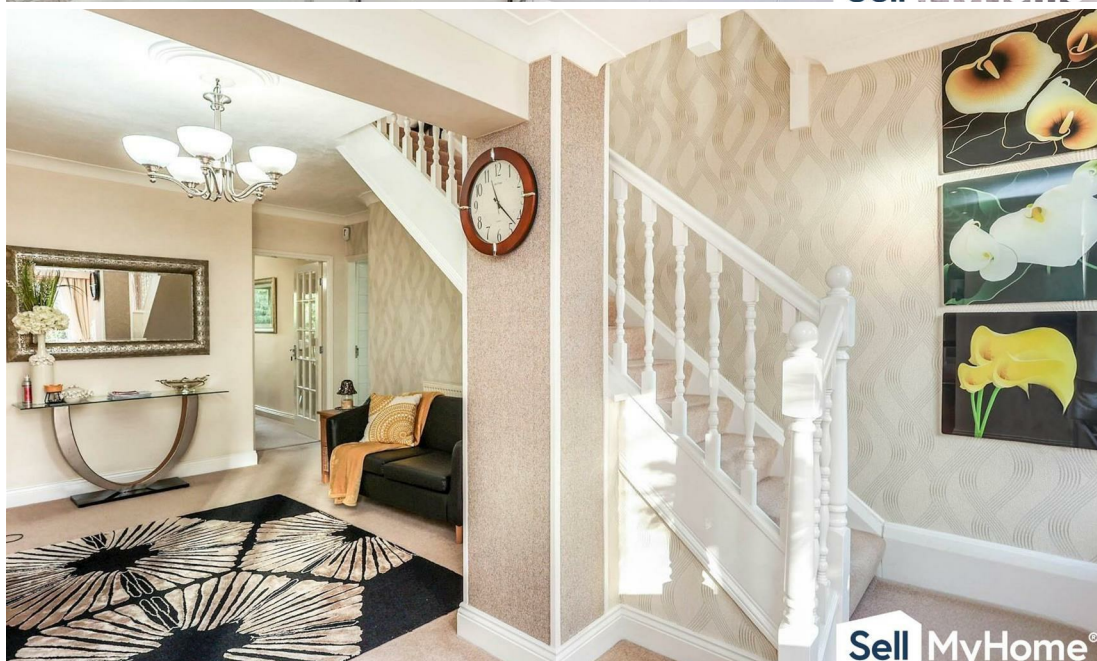
- 6 BEDROOM DETACHED FAMILY HOME
- OVER 3,500 SQ. FT.
- APPROX 0.3 ACRE PLOT
- EPC - D

- GATED RESIDENCE
- HIGHLY SOUGHT AFTER LOCATION
- DOUBLE GARAGE

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.

On the first floor, five bedrooms are accessed (two of which offer en-suite shower rooms) and a large white three-piece shower room. Each bedroom provides fitted wardrobes or built-in desk area to provide an abundance of storage space.

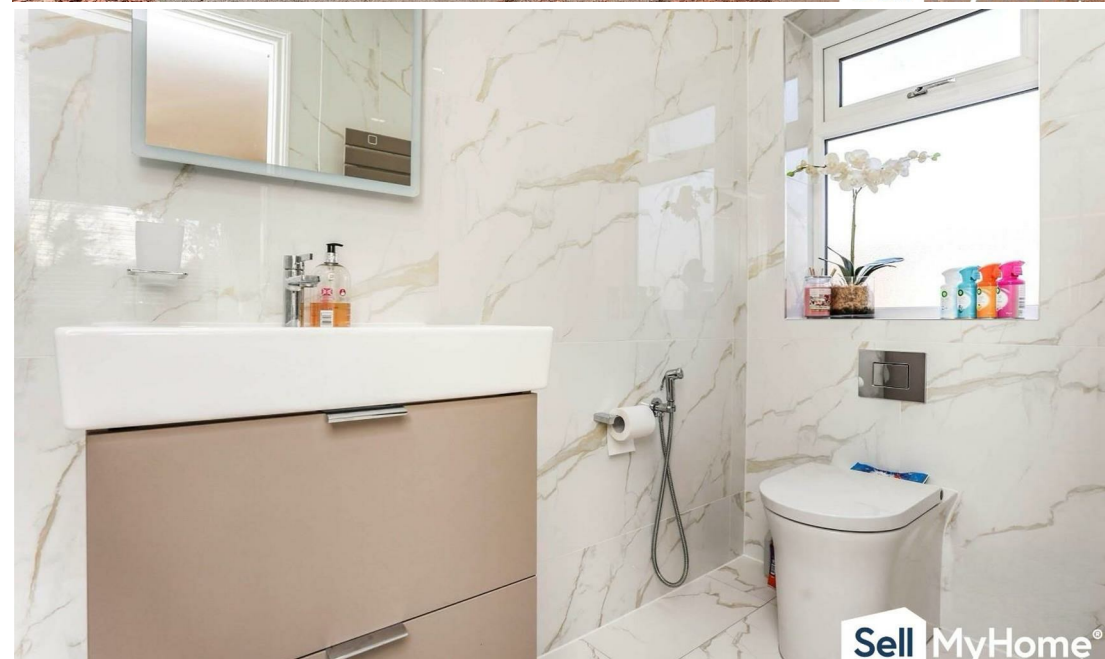
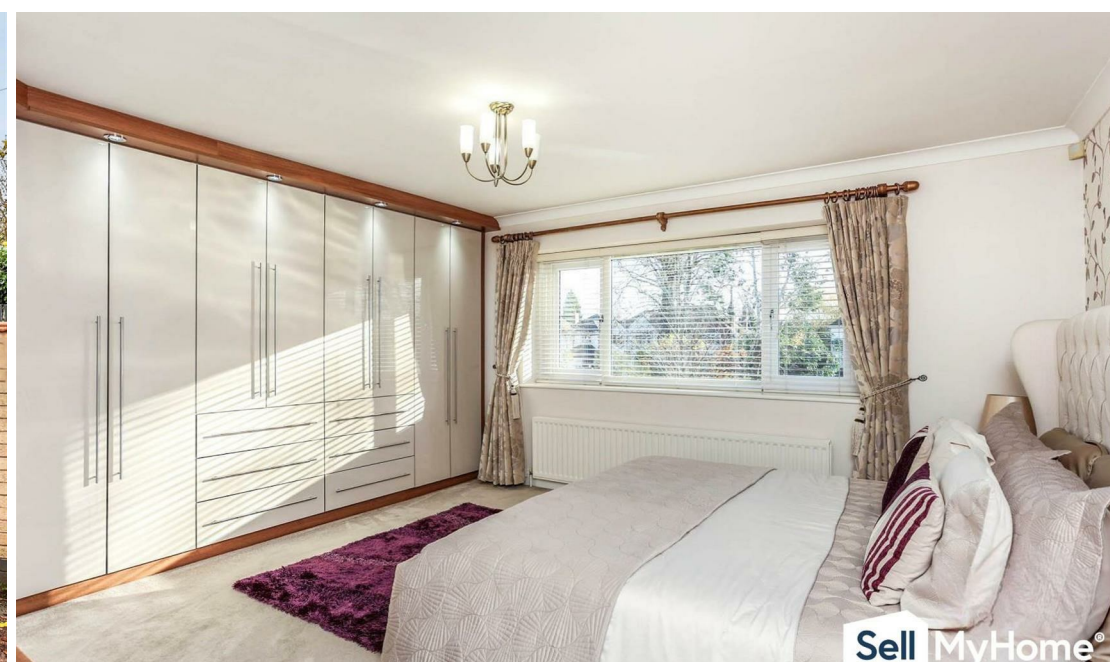
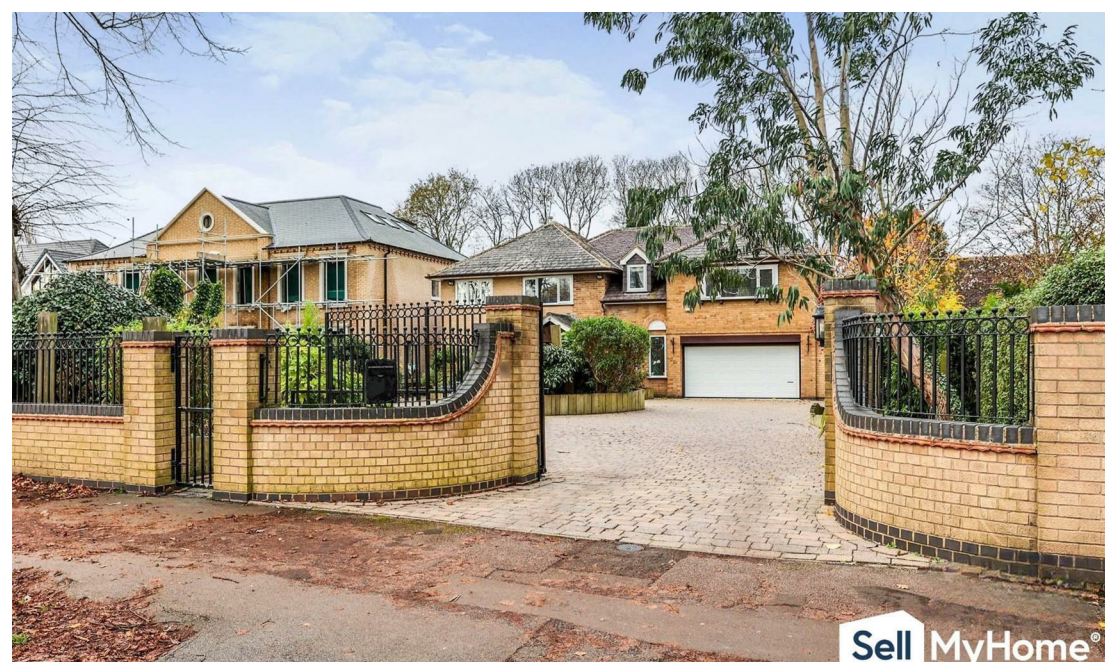
To the rear, you are presented with a hidden Eden of private space split with patio area and laid to lawn. Mature shrubbery and trees border the garden to allow for further privacy.

This property is not to be missed!

Please contact the SellMyHome team to schedule your viewing appointment and avoid missing out on your ideal family home.

Tenure: Freehold
Council Tax Band: G

Offers Over: £1,000,000







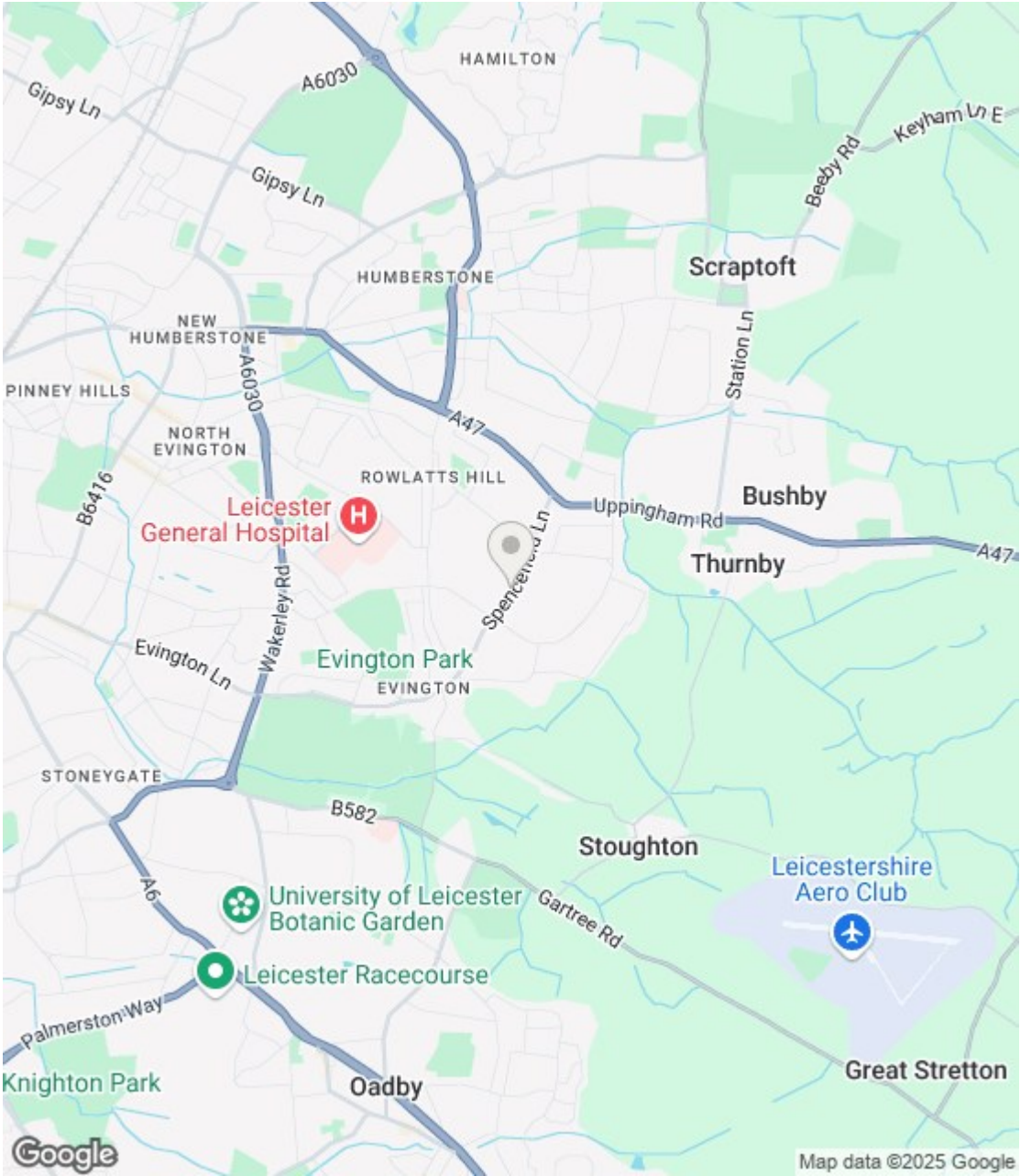
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	63
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

PRS Property Redress Scheme





Ground Floor



First Floor

Total floor area 299.7 m² (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

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