



Station Lane, Leicester, LE7 9UG

**ANDREW
GRANGER & CO**

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**SHELDON
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Property Description

Andrew Granger are delighted to present this beautifully maintained five-bedroom detached home on Station Lane, ideally positioned between Scraftoft and Thurnby. Boasting uninterrupted countryside views and a generous rear garden, this property offers a perfect blend of modern living and scenic surroundings — ideal for entertaining or relaxing on summer evenings.

Situated in the desirable Scraftoft area, the property enjoys the benefits of a semi-rural setting while remaining close to local amenities, Fernvale Primary School, and major routes such as Uppingham Road and Scraftoft Lane. The spacious plot allows for impressive outdoor space and future development potential, including the option to convert the existing five-bedroom layout into six.

Spread over three floors, the home opens with a bright entrance hall, leading to a snug and home office on either side. The ground floor also features a WC, utility room with garage access, and a large open-plan living area at the rear. This space includes a fully fitted kitchen with integrated appliances, high ceilings, exposed brickwork, and stylish finishes. Underfloor heating runs throughout the ground level, and bi-fold doors open out to the garden, extending into open fields. A log burner and carpeted lounge add to the cosy, welcoming atmosphere.

Upstairs, the first floor offers four double bedrooms, including a Jack and Jill en-suite between the two largest rooms, and a private en-suite in bedroom three. A modern family bathroom and a Juliet balcony with views of the countryside complete this floor.

The top floor features a large fifth bedroom, currently used as a family room, with potential to create a sixth bedroom and en-suite. Plumbing is already in place, and storage is available in the eaves.

Additional features include a private gated driveway, separate garage, solar thermal heating, double glazing throughout, and a thoughtfully extended layout — making this an exceptional family home.





Key Features

- No upward sales chain
- Five double bedrooms
- Extended lounge/kitchen/diner with garden views
- Uninterrupted countryside views
- Contemporary and stylish finish throughout
- 2 large garages
- Gated driveway with parking for multiple vehicles
- Three floors of premium living accommodation
- Fully owned solar panels
- Excellent location within easy reach of Leicester City Centre

£1,200,000

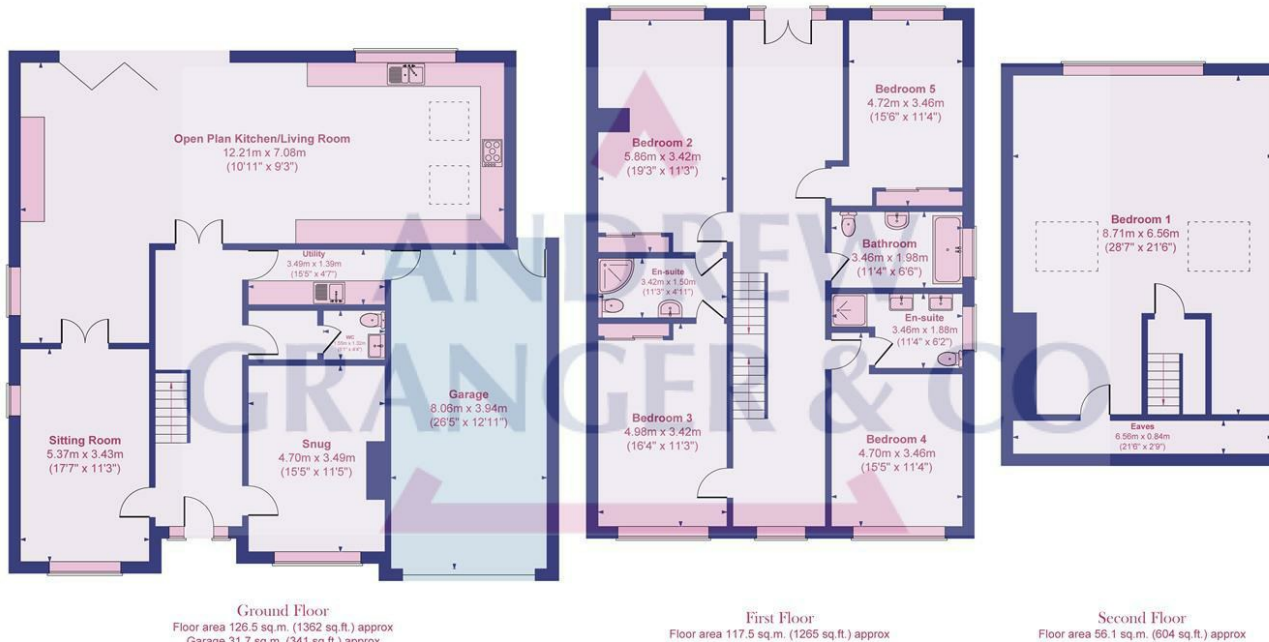






Floorplan

Approximate Gross Internal Area
300.1 sq. m. (3231 sq. ft.)
Garage At 31.7 sq. m. (341 sq. ft.)
Total 331.8 sq. m. (3572 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority
Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Oadby (Sales) office on 01162 429922

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