

Holdings

A Modern Estate Agent



89 Station Lane

Scraptoft, Leicester, LE7 9UG

Guide price £550,000



89 Station Lane

Scraptoft, Leicester, LE7 9UG

Guide price £550,000



Nestled in the heart of a highly sought-after residential neighbourhood in Scraptoft, this stunning detached family home is well presented throughout and is set on a generous plot. The property boasts a spacious and flexible living arrangement, having undergone an impressive extension, making it the perfect setting for family life. Every detail of this home reflects a high standard of finish, ensuring a comfortable and stylish environment for its next owners.

As you step inside, you are greeted by a bright and inviting entrance hallway, which serves as a central hub connecting all the downstairs rooms. From here, you have direct stair access to the first floor. The expansive lounge/diner is a particular highlight, offering ample space for both relaxation and entertaining. Adjacent to this, a spacious second reception room provides additional living space, ideal for family gatherings or as a quiet retreat.

The heart of the home is undoubtedly the extended fitted kitchen, which features a charming breakfast area perfect for casual dining. This well-appointed kitchen seamlessly flows into a practical utility room, enhancing functionality and convenience. Completing the ground floor facilities is a stylishly appointed downstairs WC and a delightful conservatory, which invites the sunshine in and provides a lovely connection to the outside.

Venturing upstairs, you will discover three generously sized bedrooms, each thoughtfully designed to accommodate family needs. These

rooms are complemented by a well-equipped family bathroom, providing both comfort and privacy.

Externally, the rear of the property showcases a large, beautifully landscaped garden that offers ample space for outdoor activities. This inviting space features a patio area perfect for soaking up the sun during warmer months, as well as a well-maintained lawn and a greenhouse for gardening enthusiasts. At the front, the property features an easy-to-maintain garden and a sizeable driveway that provides convenient off-street parking for multiple vehicles.

This exceptional family home is ideally situated within a vibrant residential area, conveniently located near a plethora of local amenities and excellent transport links to surrounding areas. We believe it presents an outstanding opportunity for families seeking a beautiful, well-appointed home in a community-oriented environment.



Road Map



Hybrid Map



Terrain Map



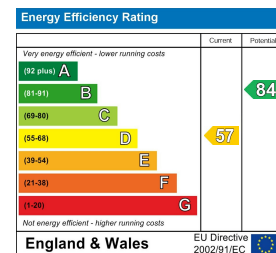
Floor Plan



Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.