



**Connells**

Scraptoft Lane  
Leicester





## Property Description

### **\*\*A Characterful 1920's Extended Family Home\*\***

Step into this beautifully maintained traditional 1920's extended family residence, offering generous proportions and timeless charm throughout. Upon entering, you're welcomed by a spacious and light-filled entrance hall, setting the tone for the rest of this inviting home.

The ground floor boasts three versatile reception rooms-a cosy living room, an elegant dining room, and a comfortable family room, ideal for both relaxed evenings and entertaining guests. The heart of the home is a contemporary fitted kitchen, thoughtfully designed with modern appliances and ample storage, complemented by a convenient utility area.

A standout feature is the converted ground floor bedroom with its own private entrance, offering flexibility as a guest suite, home office, or independent living space.

Moving upstairs, the first-floor accommodation comprises three well-appointed bedrooms, two of which benefit from built-in storage solutions, offering both comfort and practicality. The bedrooms are light and generously sized, ideal for family living or guest accommodation. The modern shower room suite is stylishly finished completing this thoughtfully updated space.

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## Entrance Hall

Step into the home via a spacious entrance hall filled with natural light, setting a welcoming tone from the outset. Finished with laminate flooring and featuring a carpeted staircase, the hall provides access to all main living areas, with doors leading off to the living room, dining room, and family room. This thoughtfully designed layout ensures a smooth flow throughout the ground floor, perfect for both everyday living and entertaining.

## Family Room

16' x 7' 4" ( 4.88m x 2.24m )

Located to the left of the entrance hall, the family room is tastefully decorated and offers a cosy yet versatile space for relaxation or informal gatherings. A window to the front elevation provides natural light, while radiators ensure comfort throughout the seasons. The room is finished with a fitted carpet, adding warmth and texture.

## Living Room

18' 6" x 13' 5" ( 5.64m x 4.09m )

A beautifully presented bay-fronted living room featuring a charming gas fireplace with an elegant surround, adding warmth and character to the space. The room is finished with quality fitted carpets and includes a central radiator for year-round comfort. French doors at the rear open directly onto the garden, inviting natural light and creating a seamless indoor-outdoor flow-perfect for relaxing or entertaining.

## Dining Room

17' 3" x 10' 4" ( 5.26m x 3.15m )

The spacious dining room is a standout reception area, featuring a charming two-sided bay window that allows an abundance of natural light to flood the space. Ideal for family meals or entertaining, this bright and airy room combines traditional character with everyday functionality.

## Kitchen

18' 4" x 7' 6" ( 5.59m x 2.29m )

The modern kitchen is stylishly appointed with a comprehensive range of wall and base units, complemented by contrasting worktops for a sleek, contemporary finish. Equipped with an integrated gas hob, extractor fan, oven and grill, and a stainless steel sink with mixer tap, the space is both practical and attractive.

## Utility

9' 8" x 8' 1" ( 2.95m x 2.46m )

Flowing on from the kitchen, a handy utility area provides additional functionality, equipped with a washer/dryer and useful storage options. This space also features a rear access door leading out to the garden, making it ideal for busy family life or outdoor entertaining.

## Cloakroom

Comprising of a low level wc and wash hand basin with window to the rear.

## Bedroom One

15' 3" x 8' 9" ( 4.65m x 2.67m )

This versatile ground floor bedroom, converted from a garage, offers a private and self-contained living space with its own dedicated entrance and rear access, in addition to internal access via the main living room. Ideal as a guest suite, home office, or independent living area, the room provides flexibility to suit a variety of lifestyle needs.

## First Floor Landing

The carpeted first-floor landing offers a bright and airy transition space, featuring a window overlooking the rear garden that brings in natural light. There is loft access for additional storage, and doors leading off to the three bedrooms and the modern shower suite, completing the upper-level layout with both practicality and comfort.

## Bedroom Two

13' 7" x 9' 1" ( 4.14m x 2.77m )

Double bedroom with fitted cupboards, fitted carpet, radiator and dual aspect windows providing views to the front and rear.

## Bedroom Three

12' 1" x 12' 8" ( 3.68m x 3.86m )

Double bedroom with fitted cupboards, radiator, laminate flooring and window to the front elevation.

## Bedroom Four

8' 1" x 9' 1" ( 2.46m x 2.77m )

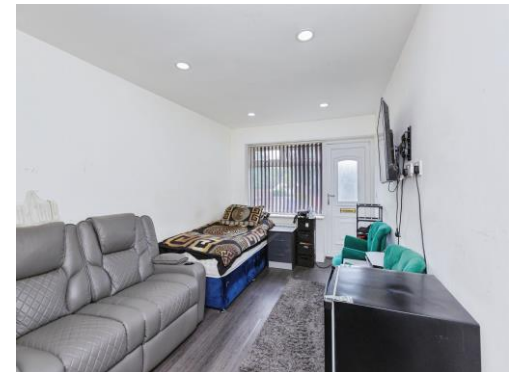
Window to front elevation, radiator and laminate flooring.

## Shower Room

Stylishly finished shower room suite, featuring a walk-in shower, a feature double sink vanity unit, wc, and a heated towel rail. Fully tiled floors and walls add a sleek contemporary touch. Storage cupboard within and window to both side elevations.

## Outside

To the front of the residence, an extensive driveway offers ample off-road parking for up to 12 vehicles, framed by mature hedged borders that enhance privacy and curb appeal. To the rear, the property boasts a generously sized garden, featuring a stylish pergola perfect for outdoor dining or relaxation, and a well-maintained swimming pool, creating an ideal space for entertaining and family enjoyment.















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Tenure: Freehold

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Property Ref: LTR323914 - 0003