



**Connells**

Pulford Drive  
Scraptoft Leicester



# Pulford Drive Scraptoft Leicester LE7 9UD

for sale offers over  
**£525,000**



## Property Description

This impressive extended five-bedroom detached home occupies a generous corner plot in a highly sought-after area and offers superb space for modern family living. The property features a welcoming entrance hall, a bright lounge with garden access, a separate dining room with bay window, and a well-equipped breakfast kitchen fitted with Neff appliances. A utility room and downstairs WC complete the ground floor.

Upstairs, the standout feature is the spacious master bedroom suite, complete with a dressing area, fitted wardrobes, and a generous en suite bathroom. Four further bedrooms-three with fitted storage-provide versatile accommodation for families, guests, or home working. A modern family bathroom serves the additional bedrooms.

Outside, the home benefits from a private south-facing rear garden, designed for low maintenance with a lawn, patio, and walled boundary. A double garage with power and lighting, along with a block-paved driveway offering parking for two cars, adds excellent convenience.

Offering flexible living space, a premium plot, and a well-planned layout, this is an ideal home for growing families seeking comfort and convenience in a desirable location.

## Entrance Porch

uPVC widow and sliding door

## Entrance Hall

Radiator, UPVC window and door to front, Understairs storage and cloak cupboard,

## Living Room

10' 7" x 16' 2" ( 3.23m x 4.93m )

uPVC Window to Front and Side, Sliding Patio Door to Garden. Electric Log Effect Fire,

## Dining Room

10' 7" x 10' 2" ( 3.23m x 3.10m )

Box window to rear, radiator

## Kitchen

8' 8" x 16' 2" ( 2.64m x 4.93m )

UPVC window to front and side, Stainless steel double sink, Wall and base units, worktops, Radiator, Oven and Grill, induction hob, under counter lighting

## Utility Room

Worcester Bosch Boiler, worktops, Stainless steel sink, UPVC door to side, Heated Towel Rail.

## Landing

UPVC window to front, Airing cupboard

## Bedroom One

19' 7" Max x 16' 8" Max ( 5.97m Max x 5.08m Max )

Double, Loft access, Fitted wardrobes, dressing table, radiators, uPVC window to front and rear

## Ensuite

Shower over P-shaped bath, extractor, Wash hand basin, vanity mirror, heated towel rail

## Bedroom Two

10' 7" x 11' 3" ( 3.23m x 3.43m )

UPVC to rear, fitted wardrobes, radiator.

## Bedroom Three

10' 7" x 8' 7" ( 3.23m x 2.62m )

UPVC window to rear, Fitted wardrobes, TV media points, Radiator

## Bedroom Four

7' 4" x 8' 7" ( 2.24m x 2.62m )

UPVC window to side, Radiator.

## Bedroom Five

8' 8" x 7' 3" ( 2.64m x 2.21m )

UPVC window to front, Radiator, Loft access

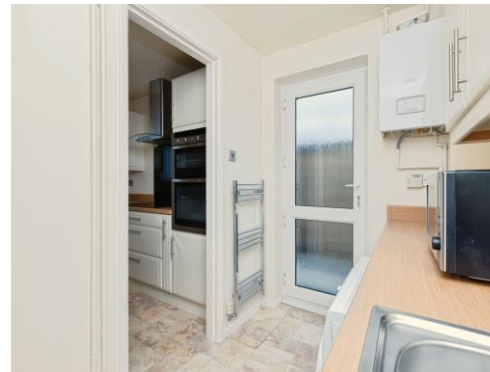
## Family Bathroom

Wash hand Basin, Low Level w/c, Vanity unit, Shower over P-shaped bath, Heated Towel Rail.

## Outside

The home benefits from a private south-facing rear garden, designed for low maintenance

with a lawn, patio, and walled boundary. A double garage with power and lighting rear access with window and up and over electric door, along with a block-paved driveway offering parking for two cars, adds excellent convenience.

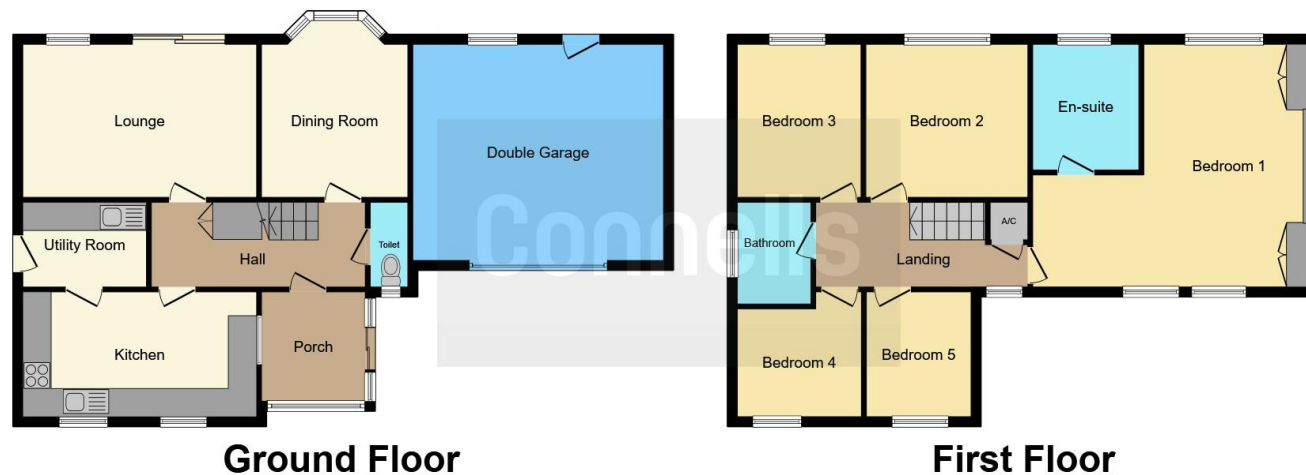












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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