

AVAILABLE



House - Detached

SCRAPTOFT LANE LEICESTER LE5 2HU

£4,500 Per
Month

FEATURES

- Private Gated Access
- Large Driveway
- 7 Bedroom Home
- Detached House
- Large Garden
- Garage
- 3 Reception Rooms
- Conservatory



 **SETHS**

7 Bedroom House - Detached located in Leicester

Seths are proud to market this Larger than Average 7 Bedroom House on Scraftoft Lane!

The House sits on almost 3/4 of an Acre of Land and Benefits from a Gated Driveway with sufficient Parking for over 8 Cars!

The Property can be accessed from either the Side or the Front and also has a Large Garage to the side of the Property.

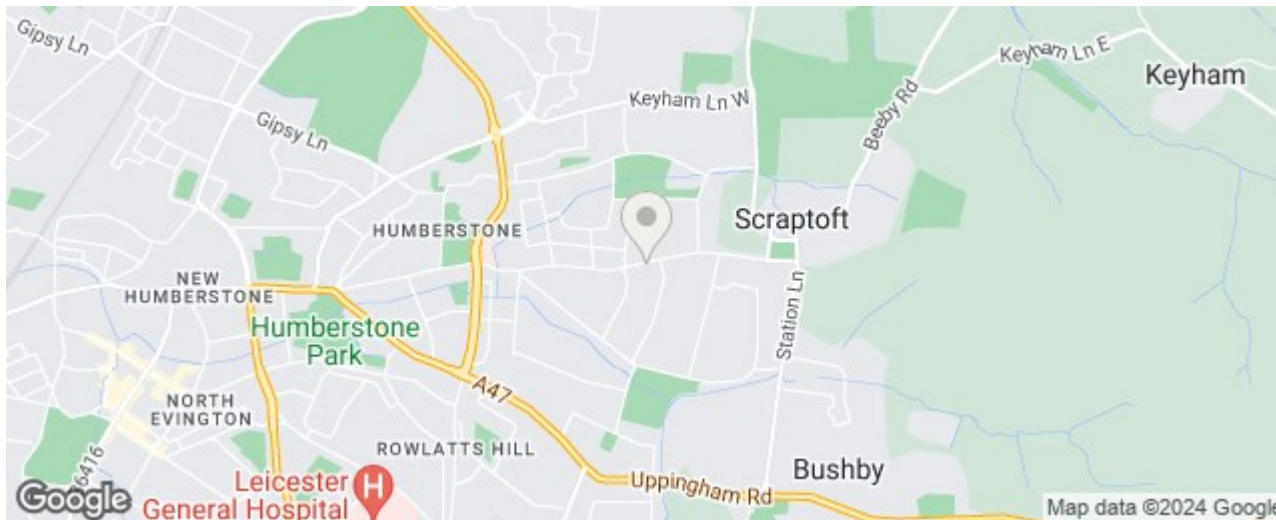
Upon Entering through the Front Door is a Spacious Lounge. Behind the Lounge is another Reception Room, which provides access to the Large Conservatory.

Front the Second Reception Room and Front Reception Room, is a Lobby Area, providing access to the Dining Room, Downstairs Shower Room, inclusive of a Shower Cubicle, Wash Basin and W.C.

Also on the Ground Floor is an Open Plan Third Reception Room and Fitted Kitchen. The Fitted Kitchen provides plenty of storage and benefits from Wall and Base Units with Worktops Over, with an Island in the Middle for the Gas Hob and Sink.

On the First Floor, there are 7 Bedrooms (2 of which benefit from an En-suite) and one is attached to a Study. There is also another Family Shower Room inclusive of a Shower Cubicle, Wash Basin and W.C.

The property benefits from Gas Central Heating and Double Glazing throughout and has a Spacious Garden to the Rear!



Call us on

0116 266 9977

let@seths.co.uk

www.seths.co.uk

Council Tax Band

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.