

FOR SALE



SCRAPTOFT LANE HUMBERSTONE LEICESTER LE5 1HU

£675,000

FEATURES

- Freehold
- Sought after location
- Large garden with a swimming pool
- 3 reception rooms
- Shower room + downstairs WC
- Spacious detached property
- Driveway for up to 12 cars
- 4 Bedrooms
- Kitchen with utility area
- Pergola



 **SETHS**

4 BEDROOM DETACHED HOUSE FOR SALE IN LEICESTER

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor

LIVING ROOM

15'7" x 13'1"

Carpeted, radiator, fireplace, uPVC double glazed bay window, uPVC French doors leading to outside pergola

LOUNGE

14'7" x 7'0"

Carpeted, radiator, uPVC double glazed window

DINING ROOM

16'11" x 9'6"

Laminate flooring, radiator, understairs storage cupboard, air conditioning with heating feature, uPVC double glazed window, uPVC double glazed bay window

KITCHEN

17'11" x 7'3"

Wall and base units with worktops over, integrated 5 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, integrated dishwasher, integrated microwave, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window, skylight window, opening leading to utility area

UTILITY AREA

9'5" x 7'6"

Vinyl flooring, space for fridge / freezer, storage units, access to downstairs WC, uPVC double glazed door leading to rear garden

DOWNSTAIRS WC

WC, wash hand basin with mixer tap, tiled flooring, tiled walls, uPVC double glazed window

BEDROOM 4

14'10" x 8'5"

Laminate flooring, radiator, uPVC double glazed window, uPVC double glazed door to front, uPVC double glazed door to rear

FIRST FLOOR

BEDROOM 1

12'3" x 11'9"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

15'3" x 8'7"

Carpeted, radiator, storage cupboard, x2 uPVC double glazed windows

BEDROOM 3

8'8" x 7'8"

Laminate flooring, radiator, uPVC double glazed window

SHOWER ROOM

WC, double vanity units with mixer taps, walk in shower cubicle, tiled flooring, tiled walls, towel radiator, x2 uPVC double glazed windows

OUTSIDE

To the front of the property is a spacious "in and out" driveway with space for up to 12 cars. There is also the added benefit of an EV charging point. To the rear of the property is a large garden mainly laid to lawn with a swimming pool. The garden is secluded by hedges and trees surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: D

Council Tax Rate: £2,292.51
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre
Broadband





UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

Call us on

0116 266 9977

info@seths.co.uk

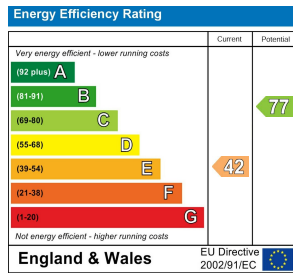
www.seths.co.uk

Council Tax Band

D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



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.

