

FOR SALE



SCRAPTOFT LANE LEICESTER LE5 2HT

£475,000

FEATURES

- Substantial sized plot
- In and out driveway for multiple cars + garage
- Planning permission granted for large extension
- Fitted kitchen
- Utility Room
- Freehold
- 3 bedroom detached house
- Large rear garden ideal for a development (stpp)
- Lounge / Dining Room
- Family bathroom + downstairs WC



 **SETHS**

3 Bedroom Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor

LOUNGE

14'6" x 11'0"

Laminate flooring, radiator, uPVC double glazed bay window

DINING ROOM

14'6" x 6'1"

Laminate flooring, radiator, uPVC double glazed window, uPVC double glazed French doors leading to rear garden

KITCHEN

15'0" x 9'5"

Modern wall and base units with worktops over, integrated 4 ring gas hob with extractor hood, built-in double oven, built-in microwave, sink with mixer tap and drainer, integrated dishwasher, integrated fridge / freezer, breakfast bar, laminate flooring, partly tiled walls, uPVC double glazed window

UTILITY ROOM

8'3" x 5'3"

Base units with worktops over, plumbing for washing machine, space for dryer, laminate flooring, uPVC double glazed window

BEDROOM 3

14'8" x 10'11"

Laminate flooring, radiator, uPVC double glazed bay window

WC

WC, wash hand basin with mixer tap and splashback tiles, laminate flooring, uPVC double glazed window

GARAGE

With up and over door and lighting

STORE

WORKSHOP

FIRST FLOOR

BEDROOM 1

14'7" x 11'0"

Carpeted, radiator, x3 uPVC double glazed windows

BEDROOM 2

11'5" x 10'11"

Carpeted, radiator, x2 uPVC double glazed windows

BATHROOM

4 pc suite comprising of WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, shower cubicle, towel radiator, laminate flooring, partly tiled walls, x2 uPVC double glazed windows

OUTSIDE

To the front of the property is a spacious paved "in and out" driveway providing off road parking for multiple cars. There is also access to the garage via an up and over door. To the rear of the property is a large, well maintained garden mainly laid to lawn with hedges surround thus providing an enclosed and private area. There is the potential to develop subject to the necessary consent.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: D
Council Tax Rate: £2,407.72
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



Call us on
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

D

GROUND FLOOR



1ST FLOOR



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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(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.

