

FOR SALE

SPENCEFIELD LANE LEICESTER LE5 6PS

Offers Over

£850,000

FEATURES

- Substantial plot
- Gated access
- Potential to extend / develop (stpp)
- Generous Lounge + Reception Room
- Family bathroom / Wet Room
- Detached Family Home
- Spacious driveway for multiple cars
- 4 Double Bedrooms inc 2 ensembles
- Kitchen / Diner
- Large rear garden



 **SETHS**

4 Bedroom Detached House for sale in Leicester

GROUND FLOOR

HALL

Laminate flooring, radiator, x2 uPVC double glazed windows

RECEPTION ROOM

21'7" x 10'11"

Laminate flooring, radiator, electric radiator, staircase leading to first floor, understairs storage cupboard, x2 uPVC double glazed windows

LOUNGE

24'2" x 14'4"

Carpeted, radiator, uPVC double glazed bay window, sliding doors leading to rear garden

KITCHEN / DINER

17'5" x 13'6"

Wall and base units with worktops over, integrated 5 ring gas hob with extractor hood, built-in double oven, sink with mixer tap and drainer, plumbing for dishwasher, plumbing for washing machine, space for fridge / freezer, space for dining table, tiled flooring, partly tiled walls, radiator, x3 uPVC double glazed windows, uPVC double glazed door leading to rear garden

WET ROOM

WC, wash hand basin with mixer tap, shower area, lino flooring, cladded walls, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

13'6" x 17'5"

Carpeted, radiator, fitted wardrobes, ensuite, x2 uPVC double glazed windows

BEDROOM 1 ENSUITE

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, cladded walls, extractor fan, uPVC double glazed window

BEDROOM 2

13'9" x 12'1"

Carpeted, radiator, fitted wardrobes, x2 uPVC double glazed windows

BEDROOM 3

13'10" x 11'9"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window, uPVC double glazed bay window

BEDROOM 4

10'9" x 12'9"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 4 ENSUITE

WC, wash hand basin with mixer tap and vanity units, shower cubicle, radiator, tiled flooring, cladded walls, extractor fan, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap, lino flooring, tiled walls, radiator, extractor fan, storage cupboard, uPVC double glazed window

OUTSIDE

To the front of the property is a large driveway accessed via metal gates with space for 10+ cars. There is also access to a detached garage to the side. To the rear of the property is a large garden mainly laid to lawn with wooden fences and shrubs / trees surround. There is the added benefit of a patio area ideal for outdoor dining.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: E

Council Tax Rate: £2943.00

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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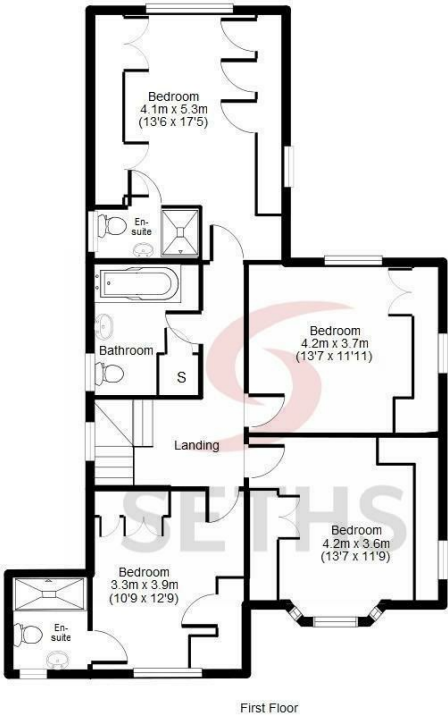
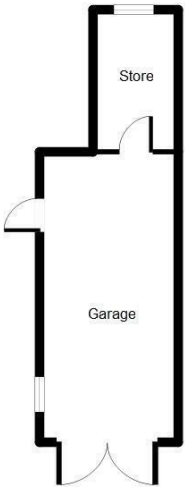
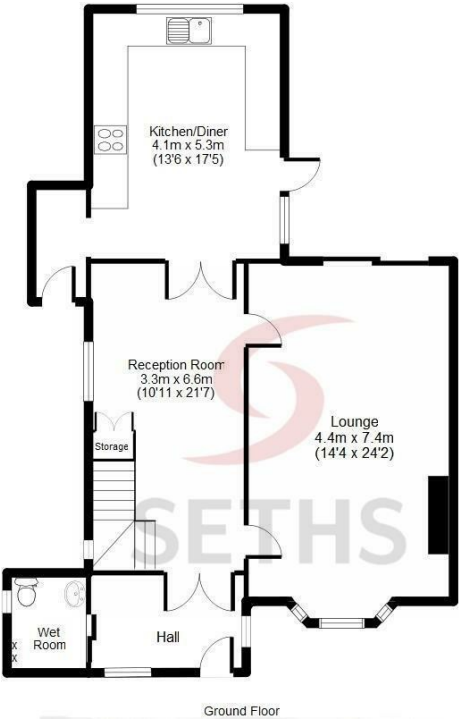
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Council Tax Band

E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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.

