

FOR SALE

# SCRAPTOFT LANE LEICESTER LE5 2HS

Offers Over

£460,000

## FEATURES

- Freehold
- Sought after location
- Three storey
- Modern kitchen / diner
- Off road parking for multiple cars
- 5 bedrooms
- Extended semi detached house
- Spacious lounge
- x3 shower rooms
- Low maintenance rear garden



 **SETHS**

# 5 Bedroom Semi Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Tiled flooring, radiator, staircase leading to first floor, understairs storage cupboard, access to ground floor shower room

### LOUNGE

23'7" (max) x 10'10"

Tiled flooring, x2 radiators, uPVC double glazed bay window, opening to kitchen / diner

### KITCHEN / DINER

27'5" x 20'1" (max)

Featuring a contemporary range of fitted wall and base units with work surfaces over incorporating a sink with mixer tap, 5 ring gas hob with extractor hood, built-in oven / grill, built-in microwave, integrated dishwasher, space for American fridge / freezer, breakfast bar / dining island with pendant lighting, plumbing for washing machine, space for tumble dryer, tiled flooring, cladded walls, space for dining table, recessed spotlights, x2 skylight windows, uPVC double glazed window, uPVC double glazed door to rear garden, uPVC double glazed French doors leading to rear garden

### BEDROOM 5

16'0" x 7'7"

Tiled flooring, radiator, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, walk in shower cubicle, tiled flooring, tiled walls, towel radiator, extractor fan, skylight window

## FIRST FLOOR

### BEDROOM 1

11'2" (max) x 10'10"

Carpeted, radiator, uPVC double glazed bay window

### BEDROOM 2

11'8" x 10'10"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

7'3" x 6'0"

Carpeted, radiator, uPVC double glazed window

### SHOWER ROOM

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

## SECOND FLOOR

### BEDROOM 4

17'8" x 16'11" (max)

Carpeted, radiator, storage eaves, x2 skylight windows, uPVC double glazed window

### SHOWER ROOM

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

### OUTSIDE

To the front of the property is a paved driveway with space for multiple cars. To the rear of the property is a good sized garden mainly slabbed with wooden fence and brick/concrete walls surround.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: C

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband

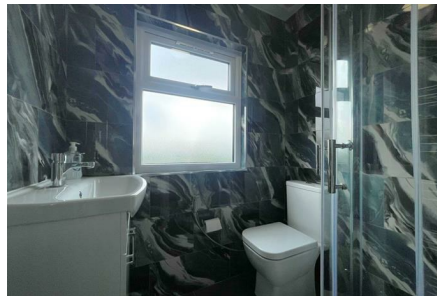






UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG





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

C



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

