Leticia Avenue, Scraptoft, Leicester

Guide Price £575,000

An attractive double bay-fronted residence is set on a highly desirable private avenue in the Leicestershire village of Scraptoft. Set back from the road, the property is approached via timber gates leading to a generous driveway providing ample parking and access to a detached double garage. This impressive detached home could be the ideal family property you have been waiting for.

A block-paved pathway leads to the front entrance alongside a neatly manicured lawn, with a practical storm porch providing shelter before entering through a glazed composite door into a welcoming entrance hallway. The hallway features tiled flooring, two ceiling light fittings, access to the ground-floor rooms and a useful under-stairs storage cupboard.

To the left is a spacious bay-fronted lounge filled with natural light from both the front and rear aspects, complete with two radiators, ceiling lighting, ample power points and a TV aerial point, creating an ideal space for relaxing or family movie nights.

To the right of the hallway is a second bay-fronted reception room, currently used as a children’s playroom but equally suited as a formal dining room, second sitting room or home office.

The ground-floor WC includes tiled flooring, a low-level WC, wall-mounted wash basin with tiled splashback, radiator and ceiling light.

The tiled flooring continues into the impressive dining kitchen, the true heart of the home, featuring a range of sleek handleless wall and base units with granite work surfaces. Integrated appliances include an AEG five-ring gas hob with extractor above, AEG microwave combi oven, AEG competence oven, Zanussi fridge/freezer and Zanussi dishwasher. A central island houses a Blanco 1½ bowl stainless steel sink with Quooker hot water tap. The space is bright and airy with French doors opening onto the rear patio, a rear window and two Velux roof lights.

CHATEAU MARGAUX

A door leads to the utility room, fitted with additional handleless units, laminate work surfaces, a Blanco sink with mixer tap, plumbing for a washing machine and dryer, the Ideal Logic boiler and a composite door providing side access.

Stairs rise to the first floor where doors lead to all rooms and an airing cupboard housing the hot water cylinder. The impressive master suite spans the full depth of the property and includes a generous bedroom, fitted dressing area with ample storage and a contemporary ensuite with tiled walls and flooring, WC, pedestal basin and walk-in shower with glass screen.

FRAGILE
DIRECT
GLOBAL TRADING
BOXES
Kitchen
Lounge
Bedroom
Dining Room
Bathroom
Garage
Loft
What's in this van
BOX
Bally's jeans clothes

Two further spacious double bedrooms are located on this floor, one overlooking the front and the other enjoying views of the rear garden with fitted storage.

The family bathroom is positioned at the rear and includes tiled flooring, partially tiled walls, WC, pedestal basin and a panelled bath with mixer tap and shower attachment.

A further staircase leads to the second floor where a bright landing benefits from a Velux window. One generous double bedroom features triple-aspect windows and fitted wardrobes and is currently used as a home gym. A shower room on this floor includes tiled walls and flooring, WC, pedestal basin and a double shower with glass screen. A further spacious bedroom, currently used as a home office, enjoys a Velux skylight to the front.

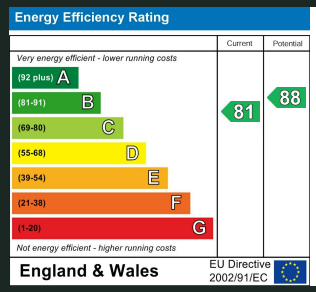
Externally, the property sits on a generous plot of approximately 0.11 acres with a well-maintained front lawn enclosed by hedging. Timber gates open onto a large driveway leading to a detached double garage with power, lighting and an up-and-over door. A side gate provides access to the fully enclosed rear garden. The garden features a sun-trap patio with two sets of French doors from the lounge and kitchen, a timber pergola and landscaped tiers defined by sleeper borders. Additional features include planted beds, a decked seating area and a spacious play area to the rear, all framed by mature trees that provide excellent privacy.

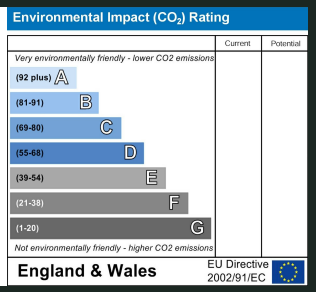
Key Features:

- Substantial five-bedroom family home set across three spacious floors
- Stunning open-plan dining kitchen with island, integrated AEG appliances and French doors to the garden
- Two bay-fronted reception rooms, offering versatile living, dining or workspace options
- Impressive master suite spanning the full depth of the home with dressing area and ensuite
- Generous landscaped rear garden with sun-trap patio, pergola and excellent privacy
- Detached double garage and gated driveway providing ample off-road parking

REZIDE

5 3 2 1677.00 sq ft





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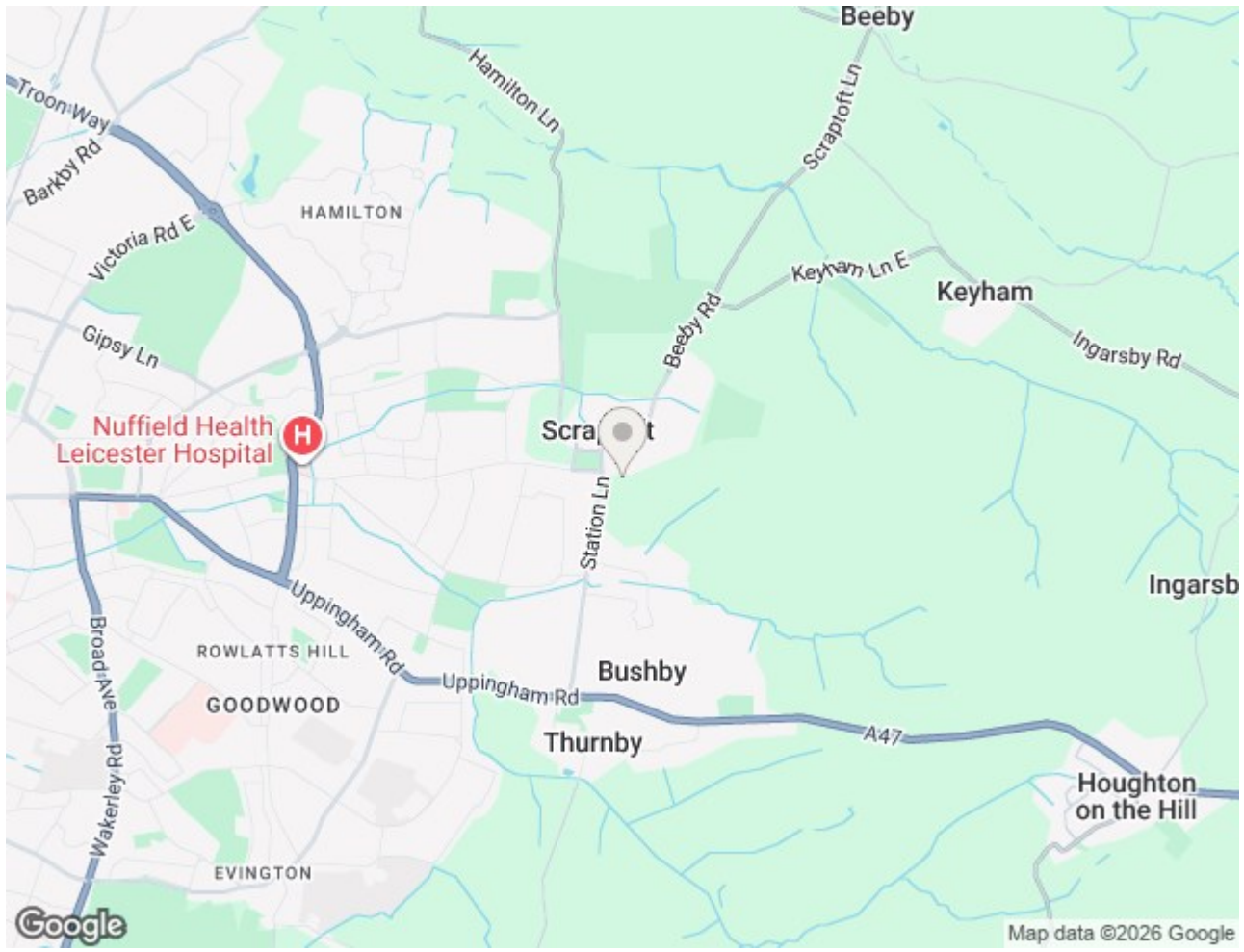
Where to find Leticia Avenue, Scraptoft, Leicester



Leticia Avenue is situated in the highly desirable village of Scraptoft, a charming and well-established residential area located just a few miles east of Leicester city centre. The village offers a blend of peaceful countryside surroundings with convenient access to everyday amenities, including local shops, pubs, parks and well-regarded schools. Residents benefit from excellent transport links into Leicester, as well as easy access to the A47 and surrounding road networks, making it ideal for commuters. Scraptoft also sits close to open countryside and scenic walking routes, offering the perfect balance of village living with city convenience.

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