



Affitto Estate Agents are proud to offer to the market this superb 4-bedroom detached house with a fantastically renovated kitchen/ dining area in a sought-after location of Leicester, Scraftoft.

A detached family house that has been well extended & decorated to a modern taste, briefly comprises of entrance hall, w.c., two reception rooms, study, dining kitchen, utility, four bedrooms, family bathroom & two en-suites. The property benefits of a large rear garden and also has ample parking with a spacious walled driveway.

Upon entering the property you step into a spacious entrance hallway. To your left is a utility room which leads on to a converted garage. This has large double glazed windows and was previously used as an office space.

To the right as you walk further into the property is a small family room/snug which again, looks out onto the driveway through the double glazed windows.

The kitchen comes equipped with a range of stylish wall and base units, marble worktops and a large central island unit which incorporates an induction hob. The units have built in appliances including two electric ovens, an integrated fridge/ freezer and integrated wine racking adjacent. Also with a 'Velux' roof light, recessed ceiling spotlighting and two sets of double French doors opening onto rear garden terrace. The spacious dining area can accommodate a large dining table.

The lounge is of a good size and has a central heating radiator, a double glazed window and matching French doors to the rear garden, this provides a bright and airy feel to the property allowing natural light into the living room.

On the first floor, the stairs split into two. This provides access to one bedroom to the left, and three bedrooms to the right and a family bathroom. All double bedrooms are of a good size. The master bedroom benefits from having a high ceiling and an en-suite. It also has double glazed windows which look out onto the garden. Each room has a cosy and homely feel.

Finally, a family bathroom that comes complete with a 3 piece suit. Including a W/C, full-size bathtub with a shower attachment and basin.

The property is in an ideal location on Scraftoft Lane with a block paved forecourt providing off-road parking/turning space for up to five vehicles.

All decorating and fixtures and fittings are to a modern taste and compliment the property well.

All local amenities are close by and there are excellent transport links in and around the Scraftoft area. .

**CONTACT US NOW TO ARRANGE A VIEWING!**

#### Features

- Extended Detached House
- Spacious Renovated Family Home
- Four Bedrooms
- Large Driveway & Garden
- Stunning Dining Kitchen & Utility
- Large Living Room

Tenure: Freehold

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

