

Scraptoft Lane
Humberstone, Leicester

Offers Over: £600,000





- Substantial Four Bedroom Detached Family Home
- Superb Extended Kitchen With Central Island
- Formal Dining Room With Stunning Ornate Detailing
- Generous Principal Bedroom With Bespoke Fitted Storage
- Private En-Suite Finished With Navy Blue Cabinetry
- Impressive Garage And Large Driveway
- Beautifully Established And Private Mature Rear Garden
- Versatile Ground Floor Study Perfect For Home Working
- Classic Family Bathroom With Bath And Separate Shower
- Sought After Location Of Humberstone

A beautifully presented and substantially sized four-bedroom detached family home extending to approximately 2,065 sq ft across two floors, offering an exceptional standard of living throughout.

This impressive detached property has been maintained to an excellent standard and offers far more than first meets the eye. With well over 2,000 sq ft of internal living space, a substantial garage, and mature gardens to the rear, this is a home that genuinely works for family life at every stage.

The ground floor opens with a wide entrance hall that sets the tone for the generous proportions found throughout. The living room is a handsome reception room with a period-style cast iron fireplace as its focal point, flowing naturally through to a bright and versatile study with a characterful bay window to the front, ideal for those working from home. A separate formal dining room provides a dedicated entertaining space, finished with beautiful ornate coffered ceiling detail and a large bay window that fills the room with natural light. It is the kind of room that simply speaks for itself.

The real heart of the home is the superb kitchen and breakfast room to the rear. Extended and finished to a high standard, this bright and sociable space features twin Velux roof lights, a large central island with bar seating, solid oak-fronted cabinetry, dark granite worksurfaces, and direct garden access via French doors. A separate utility room keeps day-to-day household practicalities neatly out of sight, and a ground floor W/C adds further convenience.

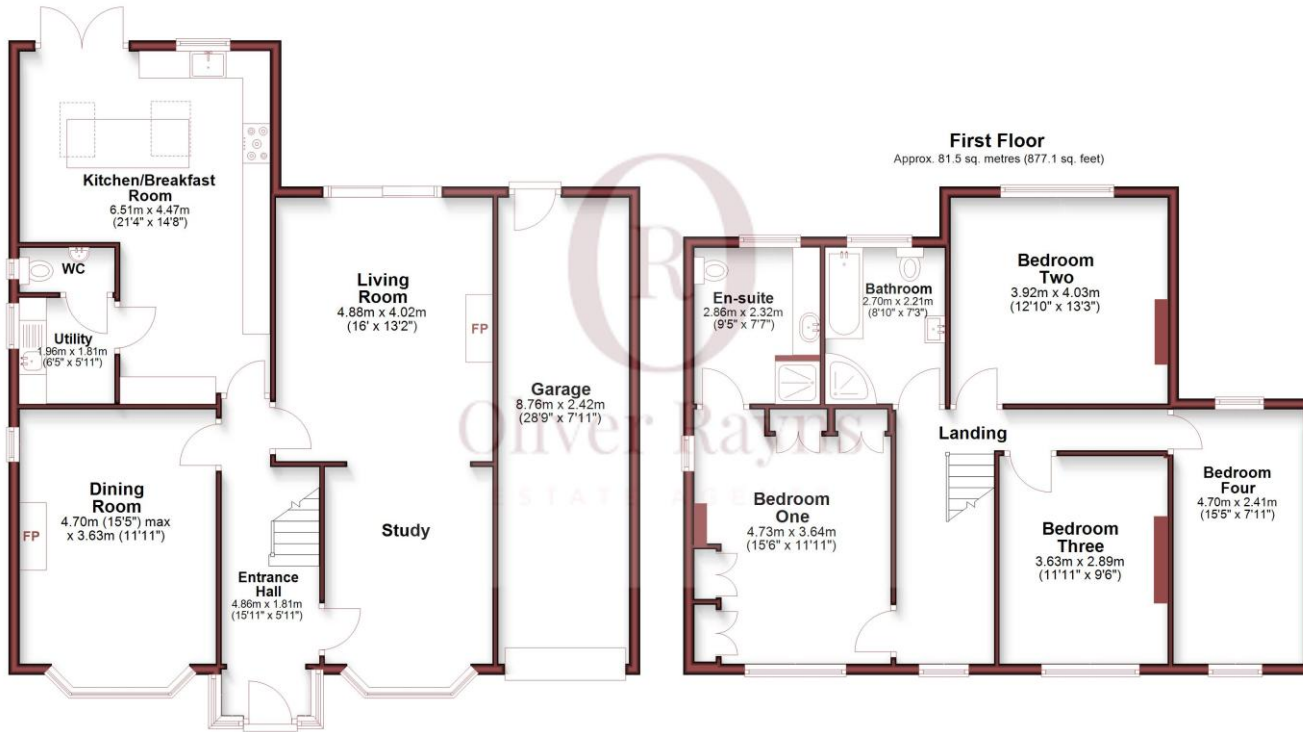
To the first floor, four well-sized bedrooms are arranged off a central landing. The principal bedroom is a particularly impressive room, benefiting from a bespoke fitted dressing and storage area, wall-mounted bedside lighting, and a private en-suite shower room finished with deep navy cabinetry, a generous mirror, and decorative tiled flooring. Bedroom two is another generous double with pleasant garden views, whilst bedrooms three and four are both well-proportioned rooms offering flexibility for guests or children. The family bathroom is classically tiled in black and white, with both a full-size bath and a separate enclosed shower.

Outside, the rear garden is a real asset. Enclosed and mature, it provides excellent privacy and a true sense of seclusion, with a large lawn framed by established planting and hedging, a covered outdoor entertaining area, and plenty of space for families to enjoy throughout the year. To the front, the wide driveway provides parking for several vehicles and leads to a substantial garage offering excellent storage or workshop potential.





Ground Floor
Approx. 110.4 sq. metres (1188.5 sq. feet)



First Floor
Approx. 81.5 sq. metres (877.1 sq. feet)



Total area: approx. 191.9 sq. metres (2065.5 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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