

FOR SALE



# HUMBERSTONE DRIVE HUMBERSTONE LEICESTER LE5 0RD

## £440,000

### FEATURES

- No chain
- Double storey extended property
- Popular location close to many local amenities inc schools and places of worship
- Living Room + through lounge + office / study
- Downstairs shower room + family bathroom
- Corner plot
- Newly refurbished property
- 4 bedrooms
- Kitchen / Diner + office / study
- Driveway + detached garage



 **SETHS**

# 4 Bedroom Semi-Detached House for sale in Leicester

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

Laminate flooring, understairs storage cupboard, staircase leading to first floor

### LIVING ROOM

11'0" x 10'11"

Laminate flooring, radiator, uPVC double glazed bay window

### THROUGH LOUNGE

21'7" x 10'11" (max)

Laminate flooring, x2 radiators, uPVC double glazed French doors leading to rear garden

### KITCHEN / DINER

21'4" (max) x 12'9" (max)

Wall and base units with worktops over, 5 ring gas hob with built-in oven and extractor hood, x2 sinks with mixer tap and drainer, integrated dishwasher, space for fridge / freezer, plumbing for washing machine, vinyl flooring, partly tiled walls, radiator, x2 uPVC double glazed windows

### OFFICE / STUDY

13'8" x 5'8"

Laminate flooring, radiator, uPVC double glazed window

### SHOWER ROOM

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

## FIRST FLOOR

### BEDROOM 1

13'1" x 8'10" (max)

Carpeted, radiator, x2 uPVC double glazed windows

### BEDROOM 2

11'1" x 9'7"

Carpeted, radiator, fitted storage cupboards, uPVC double glazed bay window

### BEDROOM 3

13'1" x 10'11" (max)

Carpeted, radiator, fitted storage cupboards, uPVC double glazed window

### BEDROOM 4

14'3" x 5'9"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, towel radiator, tiled flooring, tiled walls, uPVC double glazed window

### OUTSIDE

Wrap around garden mainly laid to lawn with wooden fence surrounds and the added benefit of a slabbed patio area. There is also access to the rear driveway / detached garage via double wooden gates.

### GARAGE

17'11" x 13'3"

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: B

Council Tax Rate: £1,966.81

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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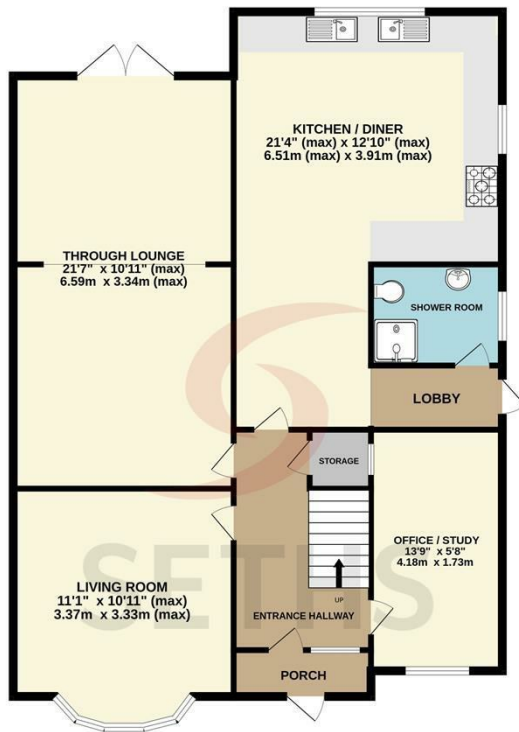
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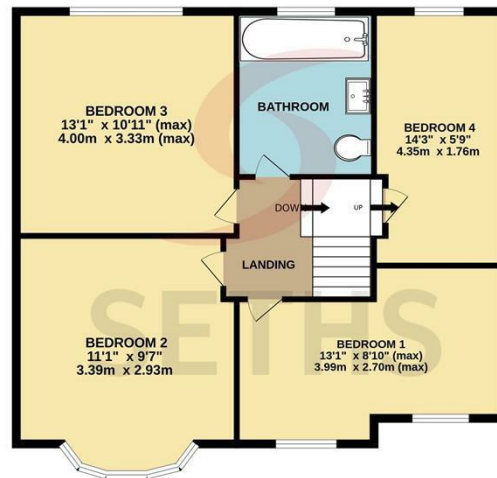
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GROUND FLOOR

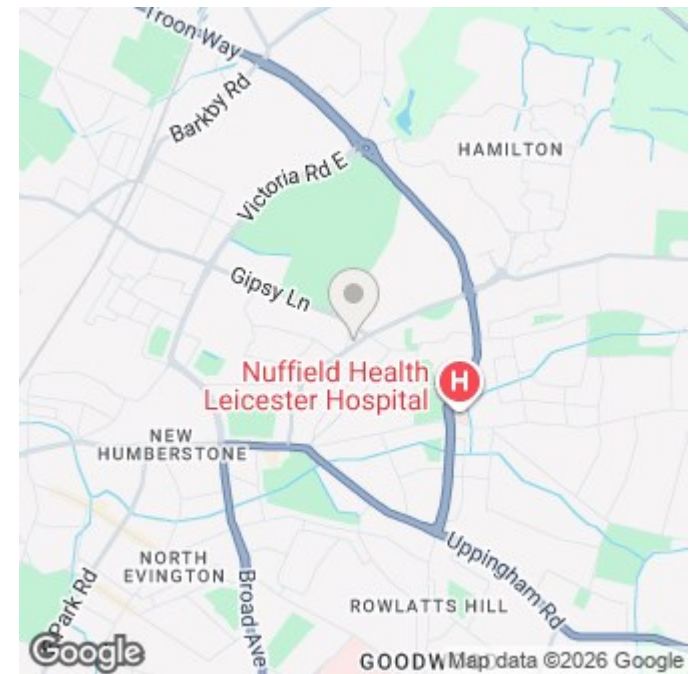


1ST FLOOR



Council Tax Band

B



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.

