

FOR SALE



# STANLEY DRIVE HUMBERSTONE LEICESTER LE5 1EA

Offered Over **£300,000**

## FEATURES

- No chain
- Three Bedrooms
- Popular location
- Lounge / Sitting Room
- Downstairs Wet Room
- Freehold
- Extended Semi Detached House
- Potential for off road parking
- Extra Reception Room
- Bathroom with separate WC



 **SETHS**

# 3 Bedroom Semi Detached House located in HUMBERSTONE

## GROUND FLOOR

### ENTRANCE HALLWAY

Lino flooring, radiator, under stairs storage cupboard

### SITTING ROOM

11'2" x 9'3"

Carpeted, radiator, double glazed bay window

### LOUNGE

11'1" x 10'11"

Carpeted, radiator

### KITCHEN

11'8" x 6'1"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker with extractor hood, lino flooring, double glazed window, double glazed door to side passage

### RECEPTION ROOM

12'4" x 10'5"

Carpeted, radiator, uPVC double glazed door to rear garden, uPVC double glazed door, access to wet room

### WET ROOM

WC, wash hand basin, electric shower, partly tiled walls, radiator, double glazed window

## FIRST FLOOR

### BEDROOM 1

11'0" x 9'10".111'6"

Carpeted, radiator, double glazed bay window

### BEDROOM 2

12'5" x 11'1"

Carpeted, radiator, storage cupboard, double glazed window

### BEDROOM 3

8'0" x 6'4"

Carpeted, radiator, double glazed window

### BATHROOM

Lino flooring, tiled walls, radiator, wash hand basin, bathtub, double glazed window

### WC

WC, lino flooring, double glazed window

### OUTSIDE

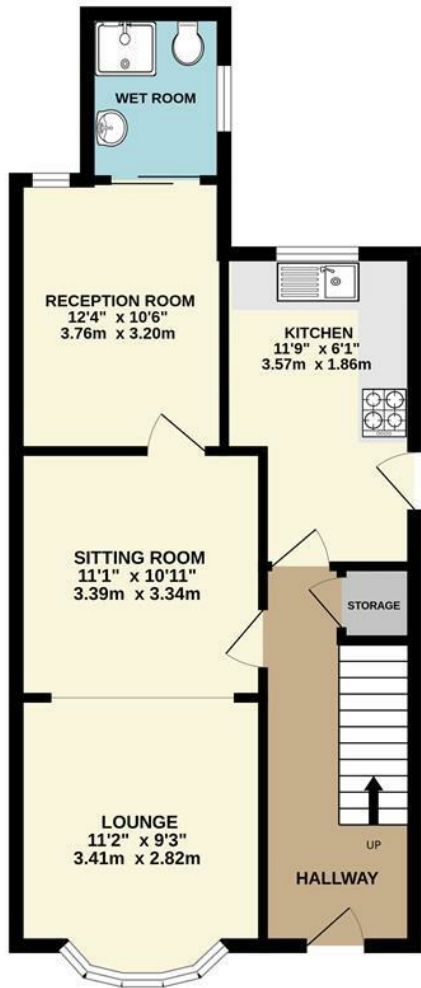
To the front of the property is a slabbed frontage with low level brick walls surround. There is potential to create a driveway subject to council approval. To the rear of the property is a slabbed garden with wooden fence surround.

### COUNCIL TAX BAND - C

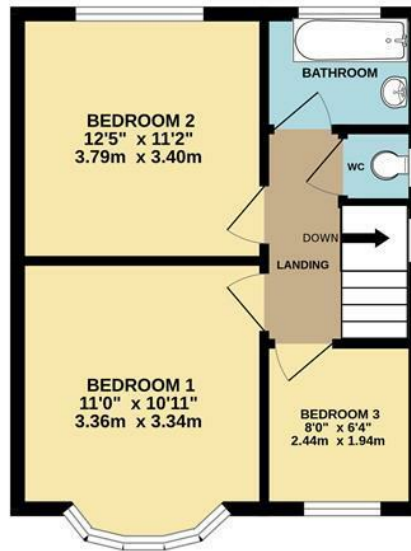


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GROUND FLOOR



1ST FLOOR



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.  
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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>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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	

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.

