

FOR SALE



HUMBERSTONE DRIVE HUMBERSTONE LEICESTER LE5 0RD

£460,000

FEATURES

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



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

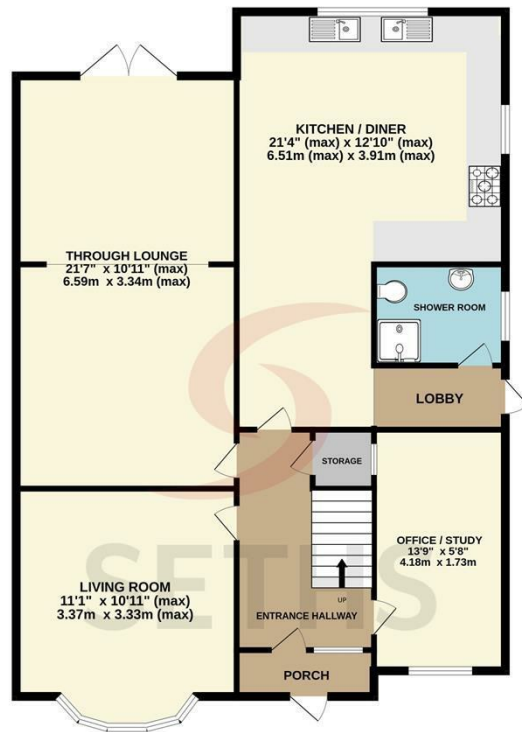
Call us on

0116 266 9977

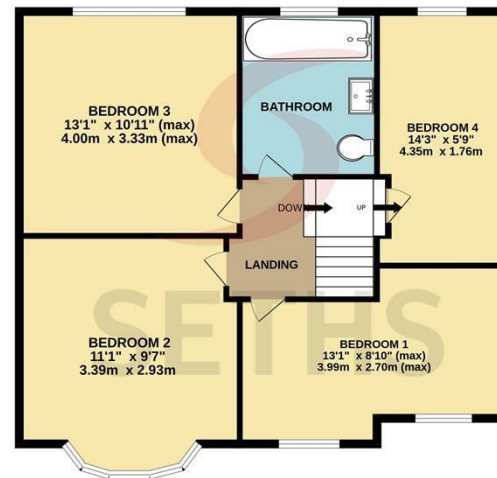
info@seths.co.uk

www.seths.co.uk

GROUND FLOOR

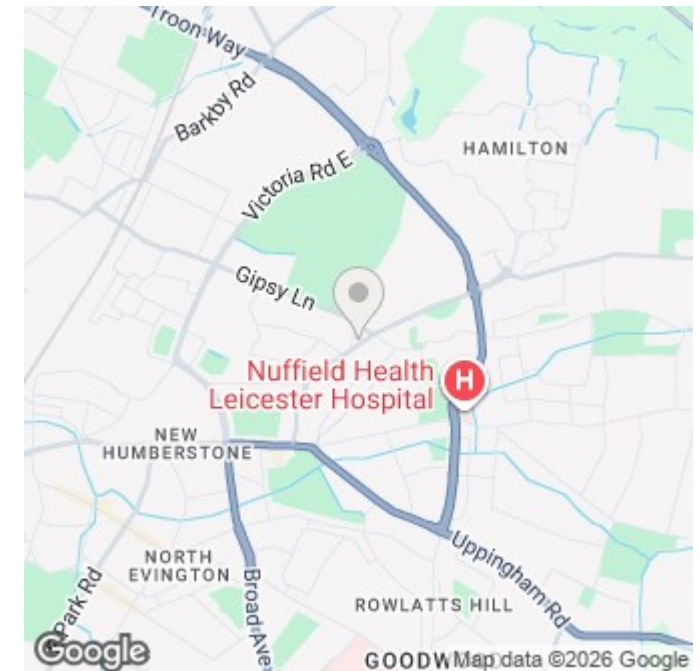


1ST FLOOR



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.

 **SETHS**