

House - Semi-Detached

FOR SALE



# NETHERHALL ROAD HUMBERSTONE LEICESTER LE5 1DL

## £230,000

### FEATURES

- No chain
- Great location
- Off road parking for multiple cars + garage
- Two Bedrooms
- Kitchen
- Freehold
- Potential to extend (stpp)
- Semi - Detached House
- Lounge
- Wide garden



 **SETHS**

# 2 Bedroom House - Semi-Detached located in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, radiator, under stairs storage cupboard, staircase leading to first floor

### LOUNGE

18'10" x 10'8"

Laminate flooring, radiator, uPVC double glazed window, uPVC double glazed sliding patio door

### KITCHEN

11'3" x 7'3"

Wall and base units with worktops over, 4 ring electric hob with oven / grill and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, laminate flooring, partly tiled walls, uPVC double glazed window

### LOBBY

### UTILITY ROOM

### GARAGE

With electric up and over door

## FIRST FLOOR

### BEDROOM 1

13'11" x 8'11"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 2

10'7" x 9'8"

Carpeted, radiator, uPVC double glazed window

## SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, towel radiator, laminate flooring, tiled flooring, towel radiator, uPVC double glazed window

## OUTSIDE

To the front of the property is a driveway with space for multiple cars along with access to the garage. To the rear of the property is a spacious garden partly laid to lawn / partly slabbed with wooden fence surround.

## COUNCIL TAX BAND - A




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Council Tax Band

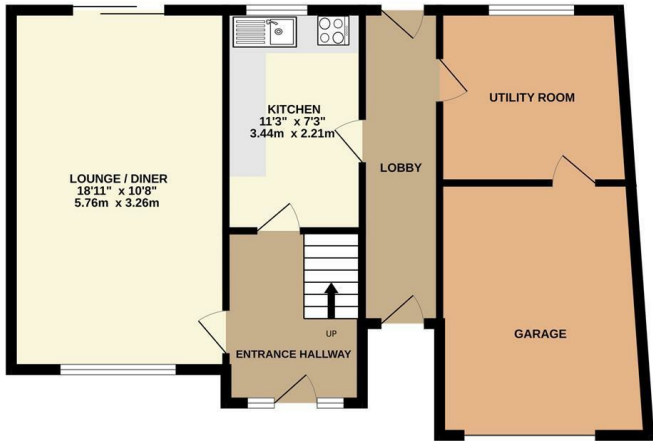
**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

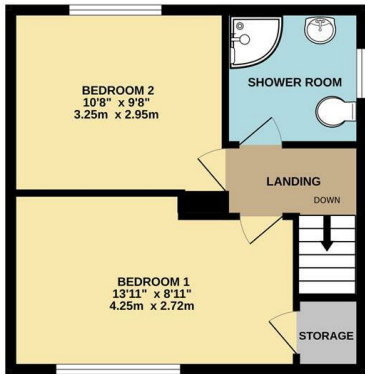
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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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