LITELMEDE
HUMBERSTONE
LEICESTER
LE5 0PD

£279,950

FEATURES

- Freehold
- Sought after location
- Off road parking for 3 cars
- Lounge
- Bathroom
- Three Bedrooms
- Walking distance to schools, shops and places of worship
- Well maintained throughout
- Kitchen
- Large rear garden

3 1 1

SETHS

3 Bedroom Semi - Detached House in Humberstone

GROUND FLOOR

ENTRANCE HALL
Laminate flooring, radiator, storage cupboard, staircase to first floor, uPVC double glazed door to garden

LOUNGE
14'11" x 11'10"
Carpeted, radiator, electric fireplace, uPVC double glazed window

KITCHEN
12'8" x 10'2"
Wall and base units with worktops over, 5 ring gas hob with extractor hood, built-in oven, built-in microwave, sink with mixer tap and drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge / freezer, space for breakfast table, tiled flooring, tiled walls, uPVC double glazed window

BEDROOM 3
9'7" x 6'8"
Laminate flooring, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin with mixer tap, corner jacuzzi bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, long standing radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1
14'11" x 11'10"
Carpeted, radiator, uPVC double glazed window

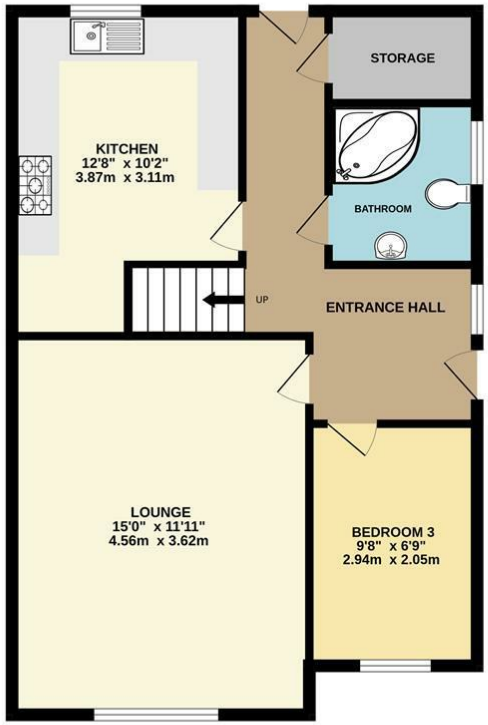
BEDROOM 2
11'10" x 9'9"
Carpeted, radiator, storage cupboard, access to playroom, uPVC double glazed window

PLAYROOM
9'8" x 6'6"

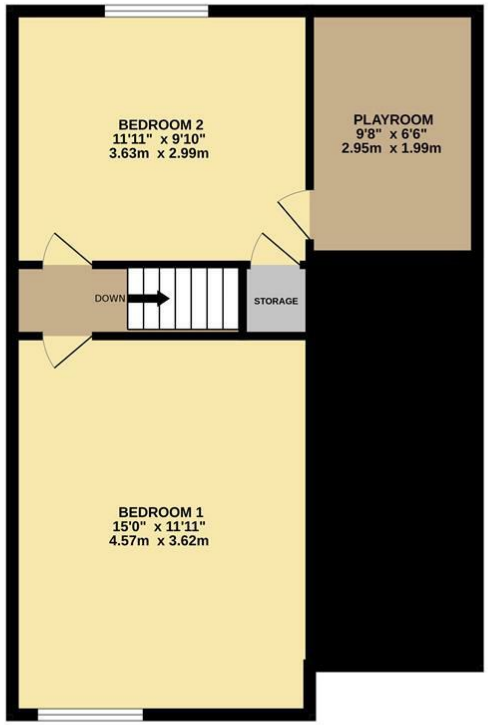
OUTSIDE
To the front of the property is a paved driveway with off road parking space for 3 cars. To the rear of the property is a large garden mainly laid to lawn with hedges surround. There is the added benefit of 2 wooden built sheds and a slabbed patio area ideal for outdoor dining.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: tbc
Council Tax Band: A
Council Tax Rate: £1,528.34
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

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

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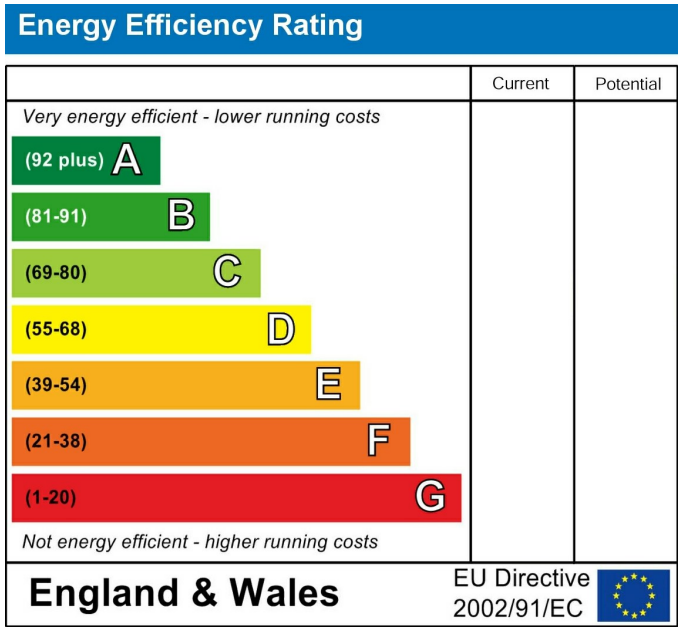

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

SETHS