FOR SALE

UPPINGHAM ROAD
HUMBERSTONE
LEICESTER
LE5 4DN

£355,000

FEATURES

- No chain
- Prime location
- 4 Bedroom Semi Detached House
- Lounge
- Kitchen with utility / wc
- Freehold
- Close to shops, places of worship and other amenities
- Integral garage + driveway for 3 cars
- Dining Room
- Family bathroom

4 1 2 D

SETHS

4 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

PORCH

LOUNGE
14'8" x 14'2"
Laminate flooring, radiator, uPVC double glazed bay window

DINING ROOM
18'0" x 15'9"
Laminate flooring, radiator, uPVC double glazed French doors to rear garden

KITCHEN
13'1" x 5'11"
Wall and base units with worktops over, 4 ring gas hob with extractor hood, 2.5 bowl stainless sink with mixer tap and drainer, built-in oven double oven, tiled flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door leading to rear garden

UTILITY / WC
6'7" x 5'8"
WC, wall units, worktop space, plumbing for washing machine, space for dryer, plumbing for dishwasher, space for fridge/freezer, uPVC double glazed window

HALLWAY
Laminate flooring, radiator, staircase leading to first floor, door to garage

FIRST FLOOR

BEDROOM 1
14'2" x 12'1"
Carpeted, radiator, uPVC double glazed window

BEDROOM 2
11'7" x 10'7"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
11'6" x 6'7"
Carpeted, radiator, uPVC double glazed window

BEDROOM 4
9'5" x 7'10"
Carpeted, radiator, uPVC double glazed window

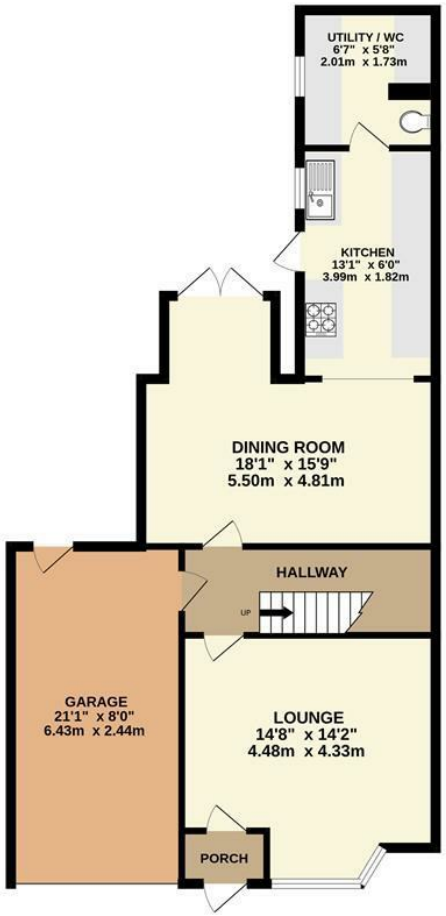
BATHROOM
4 pc suite comprising of; WC, wash hand basin with splashback tiles, bathtub with splashback tiles, shower cubicle, laminate flooring, radiator, uPVC double glazed window

OUTSIDE
To the front of the property is a driveway for 3 cars and access to the integral garage via an electric garage door. To the rear of the property is a good sized garden mainly slabbed with wooden fence and brick walls surround.

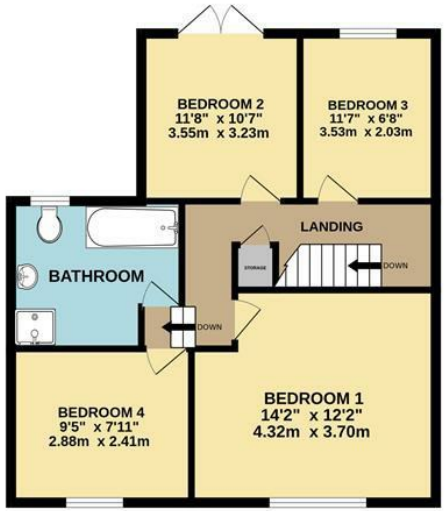
ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: C
Council Tax Rate: £2,037.80
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

Fresh Boiled
EGGS

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.
Made with Metropix ©2025

Call us on

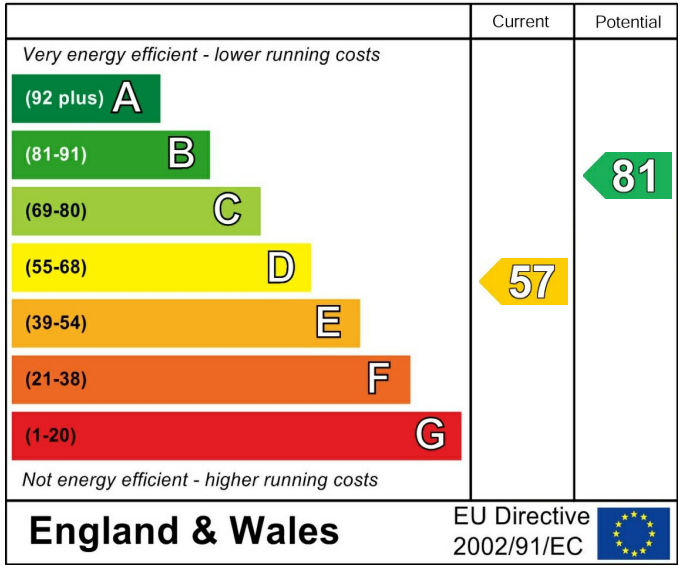
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

C

Energy Efficiency Rating



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