FREEHOLD

House - Townhouse (EPC Rating: C)

Humberstone Lane, Thurmaston, Leicester LE4 9JR

Offers Over

£270,000

SETHS

3 3 2 C

3 Bedroom House - Townhouse located in Leicester

*** MODERN 3 BEDROOM TOWN HOUSE - 3 BATHROOMS - IDEAL FAMILY HOME ***

Introducing this modern 3 bedroom end town house located on Humberstone Lane. The ground floor offers a generously sized lounge, a practical study, and a fitted kitchen with a dining area, along with a convenient WC.

On the first floor, you'll find two bedrooms, one of which features an ensuite, along with a well-appointed bathroom. The second floor presents a spacious master bedroom with an ensuite, providing a comfortable retreat.

This property is finished in a modern style, with in-built storage throughout, catering to your organizational needs. Additionally, there is a garage with parking space for one vehicle, ensuring both convenience and security.

Don't miss out on the opportunity to own this modern 3 bedroom town house on Humberstone Lane. Contact Seths today to arrange a viewing and secure this exceptional property.

ENTRANCE HALL
Laminate flooring, access to all rooms on the ground floor, radiator, consumer unit.

LOUNGE
18'4" x 10'9"
Carpeted flooring, double glazed window facing the front, radiator X2, uPVC double doors leading to the garden.

KITCHEN/DINER
14'9" x 9'6"
Tiled flooring, base level and eye level units, radiator, double glazed window facing the rear aspect, access to pantry. integrated four ring gas cooker with oven and extractor over. Wooden door leading to the garden. stainless steel sink.

W/C
Toilet, tiled flooring, wash hand basin double glazed window facing the front aspect.

DINING ROOM
6'9" x 3'1"
Laminate flooring, double glazed window facing the front side aspects, radiator.

FIRST FLOOR

LANDING
Carpeted flooring, access to all rooms on the first floor.

BEDROOM 2
15'5" x 10'11"
Laminate flooring, in built cupboards, radiator, double glazed window facing the front aspect,

EN SUITE
Tiled flooring, partially tiled walls, toilet, standing shower with mixer attachment, wash hand basin, double glazed window facing the front aspect.

BEDROOM 3
15'5" x 10'11"
Laminate flooring, in built cupboards, radiator, double glazed window facing the front aspect,

BATHROOM
Tiled flooring, tiled walls, double glazed window facing the rear aspect, toilet, wash hand basin, polyvinyl bathtub with mixer shower.

SECOND FLOOR

BEDROOM 1
28'1" x 14'4"
Carpeted flooring, radiator, double glazed window facing the front and rear aspect (X3).

EN - SUITE
Tiled flooring, partially tiled walls, toilet standing radiator, wash hand basin, double glazed window facing the rear aspect.

OUTSIDE
To the rear, the garden is secluded by wooden fencing along the perimeter. There is a wooden gate that leads to the car park and garage. Allocated parking for one vehicle.

FREEHOLD

COUNCIL TAX BAND - D

APPROX £200 PER ANNUM SERVICE CHARGE

GROUND FLOOR

1ST FLOOR

2ND 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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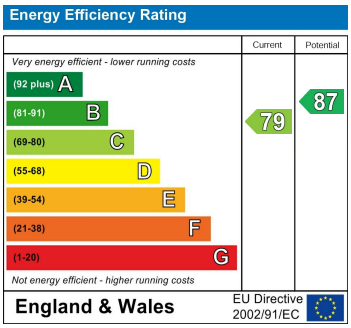
Council Tax Band

D

Energy Performance Graph



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SETHS