COLCHESTER ROAD
HUMBERSTONE
LEICESTER
LE5 2DF

Offers Over

£395,000

FEATURES

- Freehold
- Extended Semi Detached House
- Popular location
- Planning permission granted for double storey extension
- Off road parking + garage
- Extended lounge
- Modern kitchen / diner
- Downstairs shower room + upstairs bathroom
- Pergola
- Spacious garden

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SETHS

4 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY
Tiled flooring, radiator, fitted cupboards

LOUNGE
24'8" x 13'7"
Carpeted, x2 radiators, uPVC double glazed window, sliding patio door to rear garden

KITCHEN / DINER
18'0" x 9'6"
Wall and base units with worktops over, 5 ring gas hob with extractor hood, sink with mixer tap and drainer, built-in oven, built-in microwave, integrated dishwasher, plumbing for washing machine, space for dining table, tiled flooring, partly tiled walls, radiator, storage cupboard, uPVC double glazed window, uPVC double glazed door to side / garage

SHOWER ROOM
WC, wash hand basin with mixer tap and vanity units, corner shower cubicle, tiled flooring, tiled walls, towel radiator, uPVC double glazed window

GARAGE

PERGOLA

FIRST FLOOR

BEDROOM 1
14'11" x 11'8"
Carpeted, radiator, fitted wardrobes, x2 uPVC double glazed windows

BEDROOM 2
9'7" x 7'11"
Carpeted, radiator, fitted wardrobes, x2 uPVC double glazed windows

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

BEDROOM 4
9'1" x 5'1"
Carpeted, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin with mixer tap and vanity units, bathtub, radiator, laminate flooring, partly tiled walls, uPVC double glazed window

OUTSIDE
To the front of the property is a paved driveway providing off road parking for 2 cars (potential for 4). To the rear of the property is a rear garden mainly laid to lawn with hedges and wooden fences surround. There is the added benefit of a pergola ideal for family get togethers.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: B
Council Tax Rate: £1,783.06
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

The Kitchen
IS THE
Heart
OF THE HOME

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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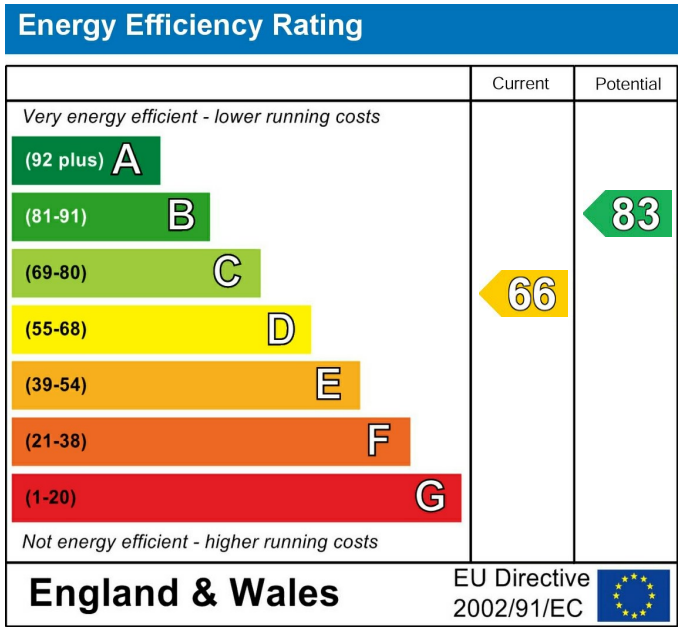

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

SETHS