FOR SALE

SHALFORD ROAD
HUMBERSTONE
LEICESTER
LE5 0AY

£329,950

FEATURES

- No chain
- Popular LE5 location
- 3 Bedroom inc ensuite
- Kitchen
- Driveway with garage enbloc
- Freehold
- Detached House
- Spacious lounge
- Reception Room used as Bedroom 4
- Front and rear garden - Potential to Extend (STPP)

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SETHS

3 Bedroom Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY
Laminate flooring, radiator, staircase leading to first floor

LOUNGE
16'4" x 9'9"
Laminate flooring, x2 radiators, fireplace with mantelpiece, x2 uPVC double glazed windows, uPVC double glazed French doors leading to rear garden

KITCHEN
13'7" x 7'10"
Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, tiled flooring, partly tiled walls, pantry, radiator, uPVC double glazed window

RECEPTION ROOM / BEDROOM 4
8'9" x 7'5"
Laminate flooring, radiator, uPVC double glazed window

WC
WC, wash hand basin with splashback tiles, laminate flooring, radiator, extractor fan

FIRST FLOOR

BEDROOM 1
11'1" x 10'0"
Carpeted, radiator, fitted wardrobes, ensuite, uPVC double glazed window

ENSUITE
WC, wash hand basin, shower cubicle, lino flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

BEDROOM 2
10'7" x 6'9"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
9'6" x 8'11"
Laminate flooring, radiator, uPVC double glazed window

BATHROOM
3 pc suite comprising of; WC, wash hand basin, bathtub with shower overhead, lino flooring, partly tiled walls, radiator, extractor, uPVC double glazed window

OUTSIDE
To the front of the property is a mainly laid to lawn garden with a slabbed pathway leading to the front door. There is also access to a driveway / garage en-bloc. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence and brick walls surround.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: C
Council Tax Rate: £2140
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

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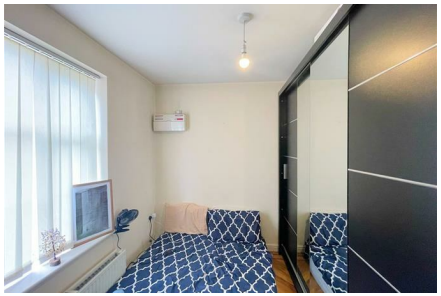
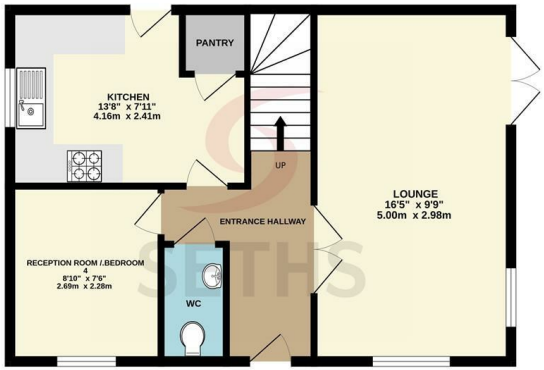
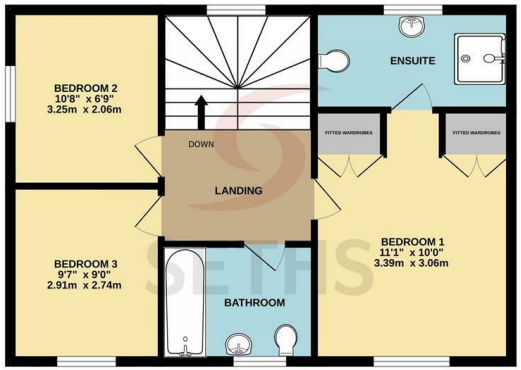
SAMSUNG



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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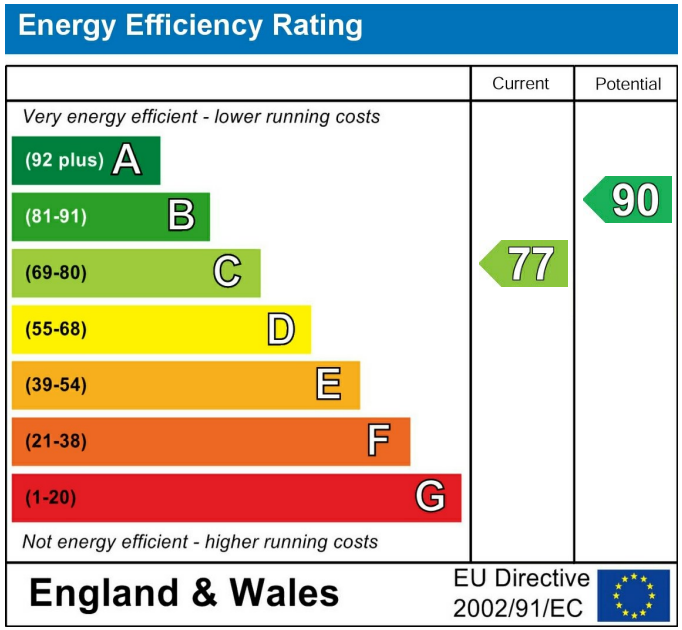

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

SETHS