

FOR SALE



LITTLE DUNMOW ROAD HUMBERSTONE LEICESTER LE5 0AG

Offers Over

£600,000

FEATURES

- No chain
- 7 Bedrooms inc 3 ensembles
- Close proximity to schools and places of worship
- Generous sized lounge
- Driveway for 3 cars
- Lovely Detached House
- Sought after LE5 location
- Ideal for large / extended families
- Breakfast kitchen + Dining Room
- Spacious rear garden



 **SETHS**

7 Bedroom Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

Carpeted, staircase leading to first floor, access to downstairs WC

LOUNGE

23'1" x 12'2"

Carpeted, x2 radiators, electric fireplace, uPVC double glazed window

DINING ROOM

10'7" x 10'7"

Carpeted, radiator, bifold doors leading to breakfast kitchen

BREAKFAST KITCHEN

13'11" x 11'6"

Featuring a contemporary range of wall and base units with worktops over, 4 ring gas hob with extractor hood, sink with mixer tap and drainer, space for fridge / freezer, space for washing machine / dishwasher, breakfast bar area, vinyl flooring. partly tiled walls, radiator, uPVC double glazed window, door leading to rear garden

UTILITY ROOM

5'11" x 20'1"

Worktop space, plumbing for washing machine, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window

WC

WC, wash hand basin with mixer tap and vanity units, tiled flooring, tiled walls, towel radiator, extractor fan

LIVING ROOM

10'6" x 9'2"

Carpeted, radiator, uPVC double glazed window, uPVC double glazed door leading to rear garden

BEDROOM 2

12'4" x 9'2"

Carpeted, radiator, uPVC double glazed window, ensuite

BEDROOM 2 ENSUITE

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, tiled walls, towel radiator, extractor fan

BEDROOM 3

16'6" x 15'1"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3 ENSUITE

WC, wash hand basin with mixer tap and vanity units, shower with mixer tap, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

12'9" x 9'10"

Carpeted, radiator, storage cupboard, ensuite, uPVC double glazed window

BEDROOM 1 ENSUITE

WC, wash hand basin with mixer tap and vanity units, shower cubicle. tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

BEDROOM 4

19'1" x 12'2"

Carpeted, x2 radiators, storage cupboard, x2 uPVC double glazed windows

BEDROOM 5

12'3" x 12'2"

Carpeted, radiator, uPVC double glazed window

BEDROOM 6

10'3" x 7'10"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 7

8'11" x 7'10"

Carpeted, radiator, storage cupboard, uPVC double glazed window

SHOWER ROOM

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

OUTSIDE

To the front of the property is a driveway with off road parking for 3 cars. To the rear of the property is a spacious garden mainly laid to lawn with wooden fence surrounds. There is the added benefit of a slabbed patio area ideal for outdoor dining and family get togethers.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: F

Council Tax Rate: £3,652.65

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG



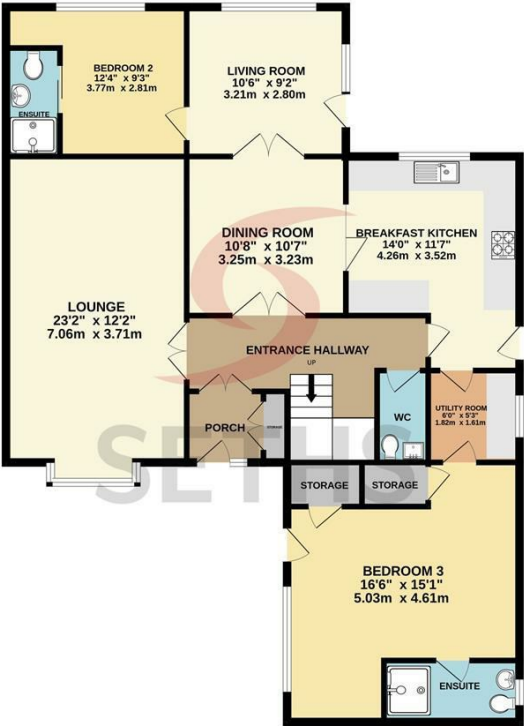
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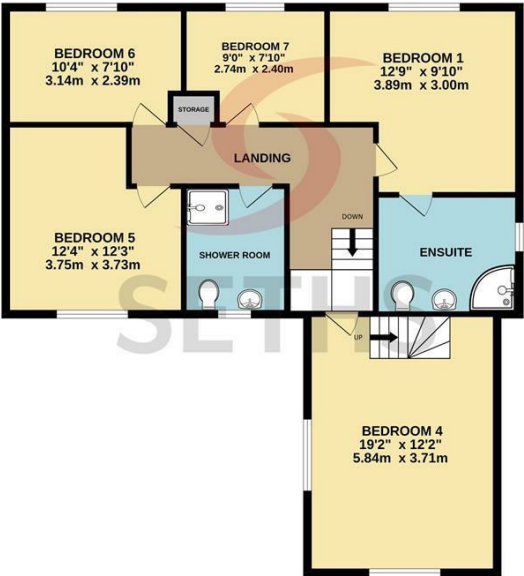
Council Tax Band

F

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

