UPPINGHAM ROAD
HUMBERSTONE
LEICESTER
LE5 4BP

£350,000

FEATURES

- No chain
- Edwardian Villa
- Driveway for two cars
- Lounge + Living Room
- Bathroom + two separate WC's
- Freehold
- Deceptively spacious
- 5 Bedrooms
- Kitchen
- Large garden

5 2 2 E

SETHS

5 Bedroom Villa located in Humberstone

GROUND FLOOR

ENTRANCE HALL
Original tiled flooring, radiator, under-stairs storage cupboard, staircase leading to first floor

LOUNGE
15'9" x 12'2"
Carpeted, radiator, fireplace, single glazed bay window

KITCHEN
10'4" x 9'6"
Custom solid oak wall and base level units and drawers having round edged granite worktops over, sink with drainer and mixer tap, integrated 5 ring gas hob with extractor over, built-in double oven, built-in microwave, integrated fridge / freezer, integrated dishwasher, tiled flooring, partly tiled walls, access to utility room, uPVC double glazed window

UTILITY ROOM
Tiled flooring, plumbing for washing machine, uPVC double glazed window

DOWNSTAIRS WC
WC, wash hand basin with mixer tap and vanity units, radiator, plumbing for washing machine, tiled flooring, partly tiled walls, storage cupboard, uPVC double glazed window

LIVING ROOM
16'10" x 11'5"
Carpeted, radiator, fireplace, wooden double doors leading to rear garden

FIRST FLOOR

BEDROOM 1
17'2" x 13'1"
Carpeted, radiator, storage cupboard, single glazed bay window

BEDROOM 2
13'11" x 11'5"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3
11'1" x 10'5"
Carpeted, radiator, uPVC double glazed window

BATHROOM
Wash hand basin with mixer tap and vanity units, double ended bathtub with mixer tap, shower cubicle, towel radiator, tiled flooring with underfloor heating, tiled walls, uPVC double glazed window

WC
Laminate flooring, WC, uPVC double glazed window

SECOND FLOOR

BEDROOM 4
17'3" x 16'2"
Carpeted, radiator, fireplace, single glazed window

BEDROOM 5
14'1" x 10'6"
Carpeted, radiator, uPVC double glazed window

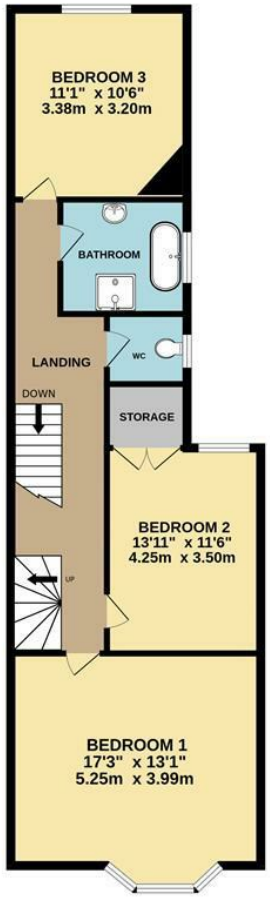
OUTSIDE
To the front of the property is a driveway with off road parking space for 2 cars. To the rear of the property is a large garden with brick walls and trees surround.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: E

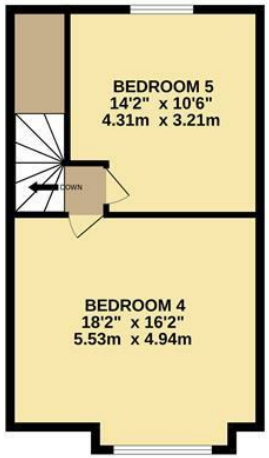
Council Tax Band: C
Council Tax Rate: £2,037.80
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

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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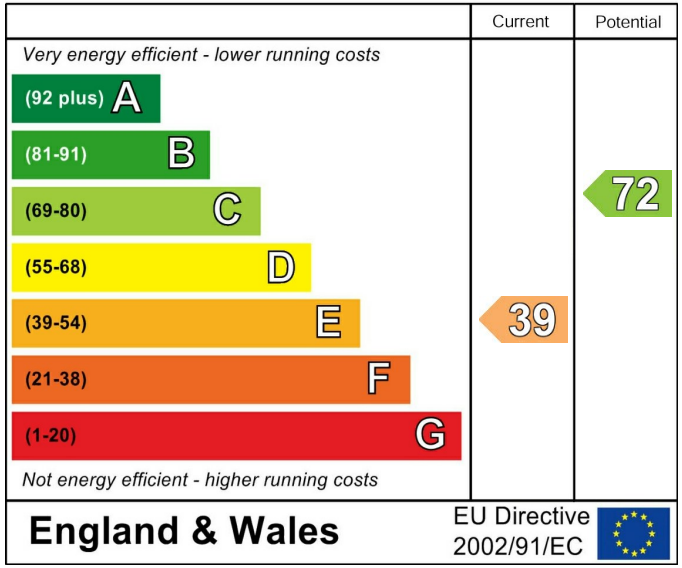
Council Tax Band

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