STANLEY DRIVE
HUMBERSTONE
LEICESTER
LE5 1EA

Offers Over £300,000

FEATURES

- No chain
- Three Bedrooms
- Popular location
- Lounge / Sitting Room
- Downstairs Wet Room
- Freehold
- Extended Semi Detached House
- Potential for off road parking
- Extra Reception Room
- Bathroom with separate WC

3 2 2 D

SETHS

3 Bedroom Semi Detached House located in HUMBERSTONE

GROUND FLOOR

ENTRANCE HALLWAY
Lino flooring, radiator, under stairs storage cupboard

SITTING ROOM
11'2" x 9'3"
Carpeted, radiator, double glazed bay window

LOUNGE
11'1" x 10'11"
Carpeted, radiator

KITCHEN
11'8" x 6'1"
Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker with extractor hood, lino flooring, double glazed window, double glazed door to side passage

RECEPTION ROOM
12'4" x 10'5"
Carpeted, radiator, uPVC double glazed door to rear garden, uPVC double glazed door, access to wet room

WET ROOM
WC, wash hand basin, electric shower, partly tiled walls, radiator, double glazed window

FIRST FLOOR

BEDROOM 1
11'0" x 9'10".111'6"
Carpeted, radiator, double glazed bay window

BEDROOM 2
12'5" x 11'1"
Carpeted, radiator, storage cupboard, double glazed window

BEDROOM 3
8'0" x 6'4"
Carpeted, radiator, double glazed window

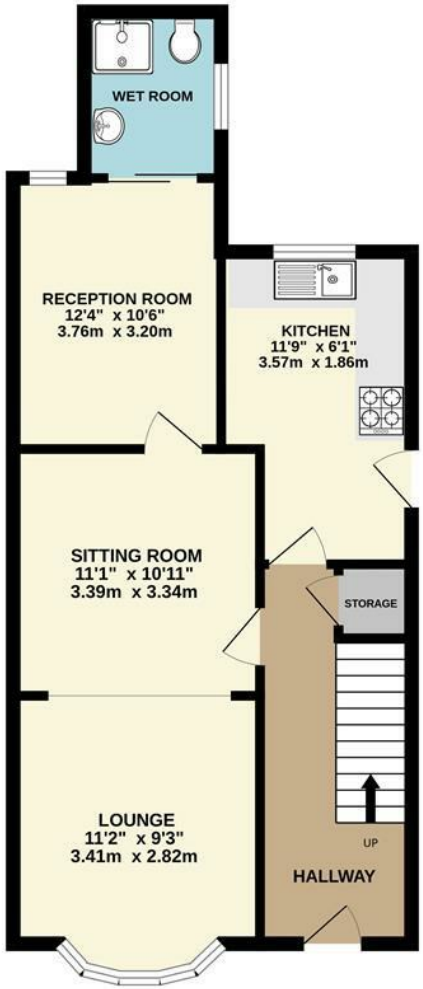
BATHROOM
Lino flooring, tiled walls, radiator, wash hand basin, bathtub, double glazed window

WC
WC, lino flooring, double glazed window

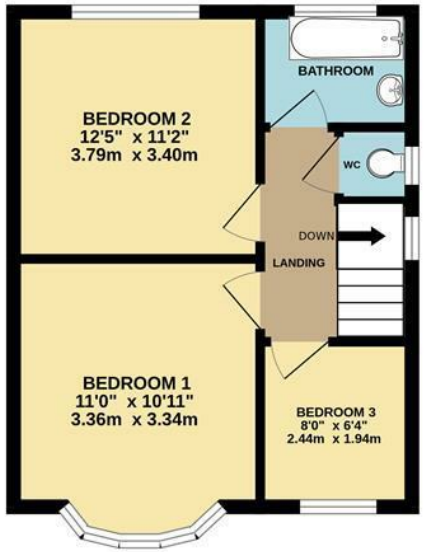
OUTSIDE
To the front of the property is a slabbed frontage with low level brick walls surround. There is potential to create a driveway subject to council approval. To the rear of the property is a slabbed garden with wooden fence surround.

COUNCIL TAX BAND - C

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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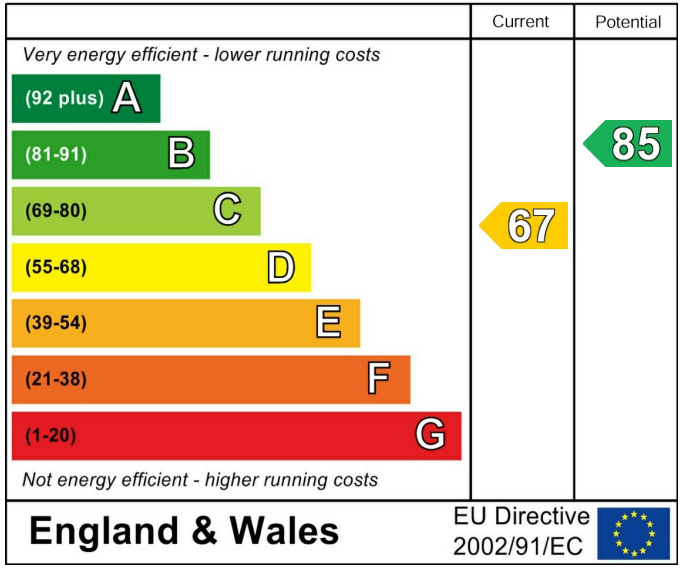
Council Tax Band

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