

FOR SALE



UPPINGHAM ROAD  
HUMBERSTONE  
LEICESTER  
LE5 4DN

£355,000

FEATURES

- No chain
- Prime location
- Freehold
- Close to shops, places of worship and other amenities
- 4 Bedroom Semi Detached House
- Integral garage + driveway for 3 cars
- Lounge
- Dining Room
- Kitchen with utility / wc
- Family bathroom



 SETHS

# 4 Bedroom Semi Detached House for sale in Leicester

## GROUND FLOOR

### PORCH

### LOUNGE

14'8" x 14'2"

Laminate flooring, radiator, uPVC double glazed bay window

### DINING ROOM

18'0" x 15'9"

Laminate flooring, radiator, uPVC double glazed French doors to rear garden

### KITCHEN

13'1" x 5'11"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, 2.5 bowl stainless sink with mixer tap and drainer, built-in oven double oven, tiled flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door leading to rear garden

### UTILITY / WC

6'7" x 5'8"

WC, wall units, worktop space, plumbing for washing machine, space for dryer, plumbing for dishwasher, space for fridge/freezer, uPVC double glazed window

### HALLWAY

Laminate flooring, radiator, staircase leading to first floor, door to garage

## FIRST FLOOR

### BEDROOM 1

14'2" x 12'1"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

11'7" x 10'7"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

11'6" x 6'7"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 4

9'5" x 7'10"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

4 pc suite comprising of; WC, wash hand basin with splashback tiles, bathtub with splashback tiles, shower cubicle, laminate flooring, radiator, uPVC double glazed window

### OUTSIDE

To the front of the property is a driveway for 3 cars and access to the integral garage via an electric garage door. To the rear of the property is a good sized garden mainly slabbed with wooden fence and brick walls surround.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: C

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

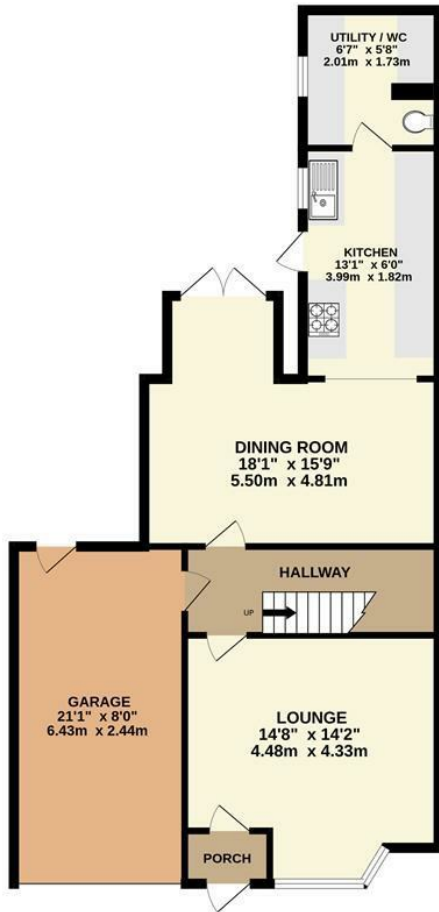
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

