





GIPSY LANE
HUMBERSTONE
LEICESTER
LE5 0TB

£235,000

FEATURES

- No chain
- Walking distance to schools, shops and places of worship
- 2 Bedroom Mid Terraced Bungalow
- High ceilings
- Spacious lounge
- Sought after location
- Off road parking for 2 cars
- New boiler fitted + loft insulated (both in Aug 2024)
- Very well presented throughout
- Low maintenance rear garden

2 1 1 C

SETHS

2 Bedroom Mid Terraced Bungalow for sale in Leicester

ENTRANCE AREA

LOUNGE
15'6" x 10'9"
Carpeted, x2 radiators, gas fireplace, uPVC double glazed window

BREAKFAST KITCHEN
12'4" x 9'7"
Wall and base units with worktops over, four ring gas hob with built in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, tiled floor, partly tiled walls, radiator, uPVC double glazed window

BEDROOM 1
11'3" x 11'9" (max)
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2
7'5" x 5'10"
Laminate flooring, radiator, uPVC double glazed window

SHOWER ROOM
6'6" x 6'5"
WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, partly tiled walls, towel radiator

OUTSIDE
To the rear of the property is a low maintenance garden with wooden fence surrounds. There is the added benefit of 2 wooden storage sheds. The property also comes with two parking spaces located on either side of the property.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: B
Council Tax Rate: £1,966.81
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband





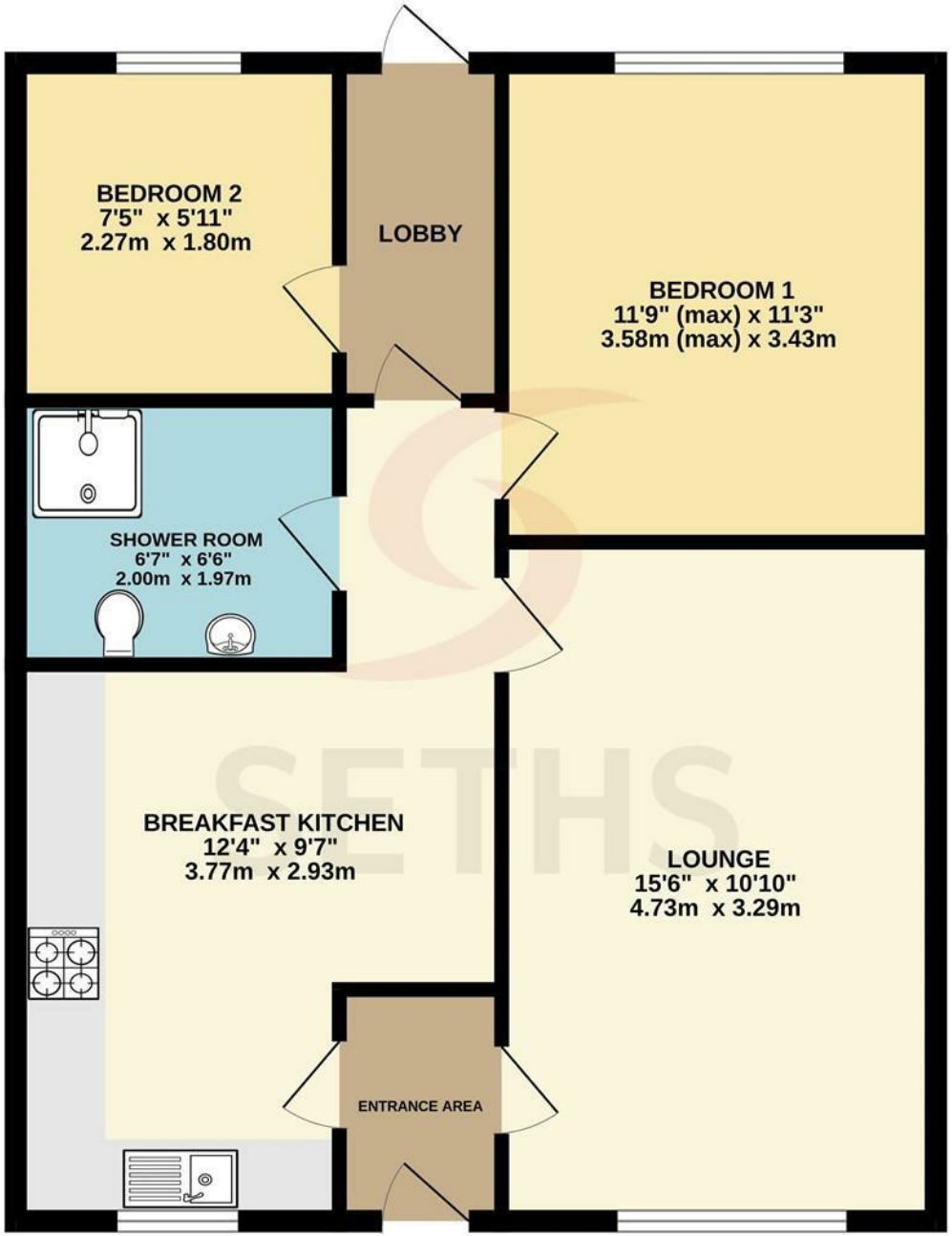












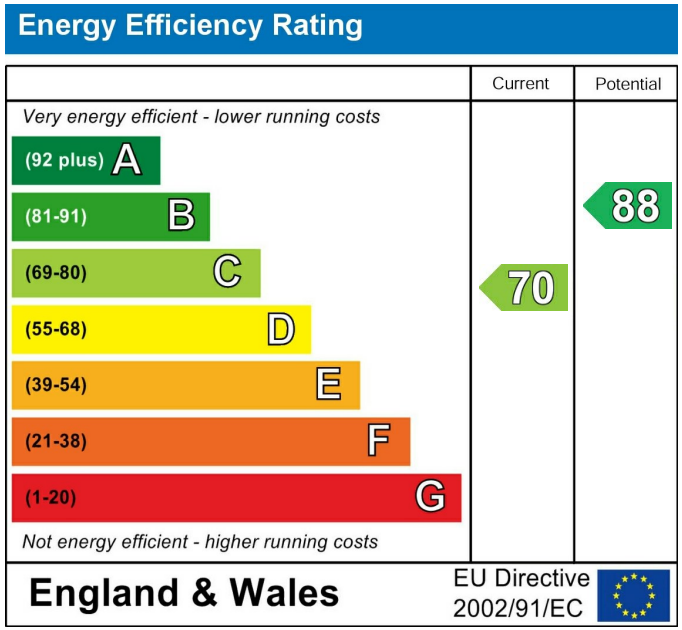
Call us on

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Council Tax Band

B



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