

FOR SALE



# LITTLE EASTON CLOSE HUMBERSTONE LEICESTER LE5 0AF

## £295,000

### FEATURES

- Three Bedrooms inc ensuite
- Sought after LE5 area
- Perfect for first time buyers
- Kitchen
- Low maintenance rear garden
- Semi Detached House
- Close to many local amenities
- Lounge
- Family bathroom + downstairs WC
- uPVC double glazing



 **SETHS**

# 3 Bedroom Semi Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor

### LOUNGE

15'6" x 13'11"

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

### KITCHEN

11'0" x 8'9"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for dryer, space for fridge / freezer, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

### DOWNSTAIRS WC

WC, wash hand basin with splashback tiles, laminate flooring, radiator

## FIRST FLOOR

### BEDROOM 1

10'9" x 9'1"

Carpeted, radiator, fitted wardrobes, ensuite, uPVC double glazed window

### ENSUITE

WC, wash hand basin, shower cubicle, vinyl flooring, partly tiled walls, radiator, extractor fan

### BEDROOM 2

9'10" x 8'2"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

7'1" x 6'6"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin, bathtub, radiator, vinyl flooring, partly tiled walls, uPVC double glazed window

### OUTSIDE

To the side of the property is a driveway with off road parking for two cars. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surrounds.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: C

Council Tax Rate: £2,247.78

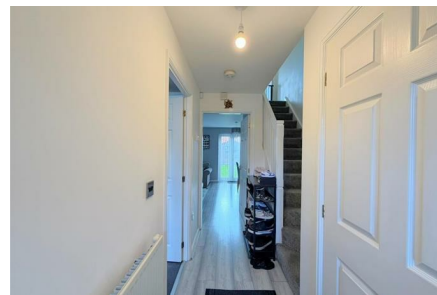
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

Call us on

0116 266 9977

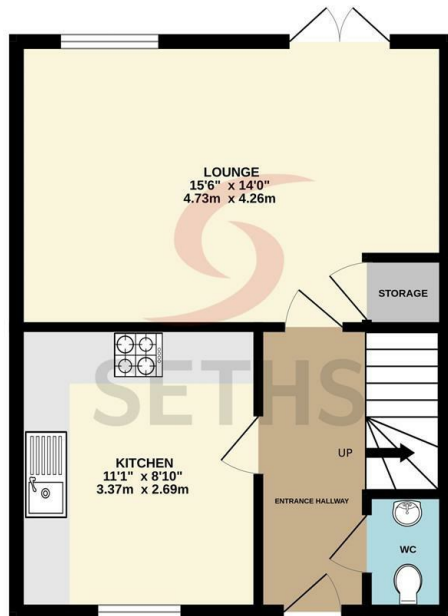
info@seths.co.uk

www.seths.co.uk

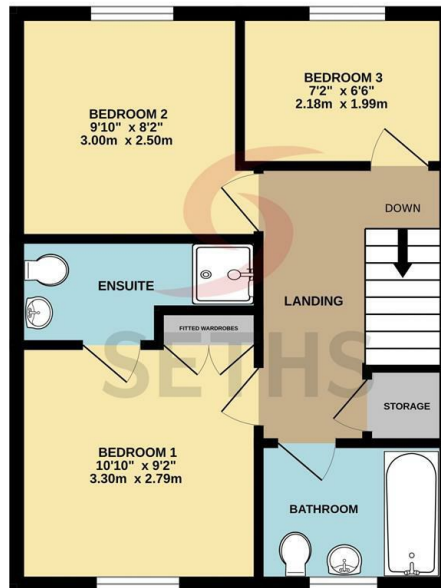
Council Tax Band

C

GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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.

