

FOR SALE

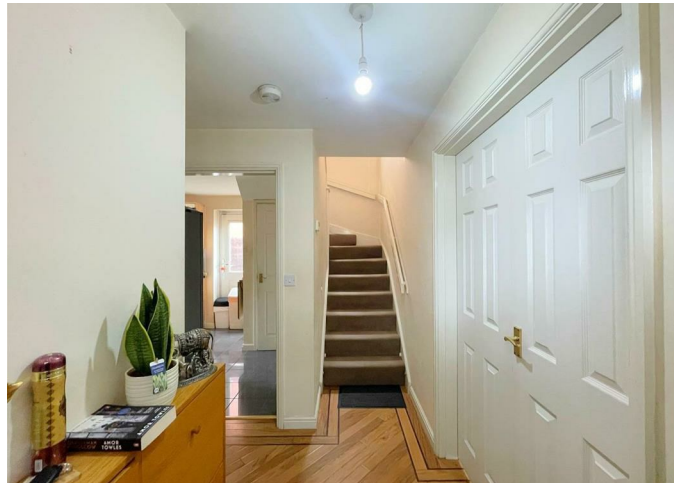


SHALFORD ROAD  
HUMBERSTONE  
LEICESTER  
LE5 0AY

£346,500

FEATURES

- No chain
- Popular LE5 location
- 3 Bedroom inc ensuite
- Kitchen
- Driveway with garage enbloc
- Freehold
- Detached House
- Spacious lounge
- Reception Room used as Bedroom 4
- Front and rear garden



 **SETHS**

# 3 Bedroom Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor

### LOUNGE

16'4" x 9'9"

Laminate flooring, x2 radiators, fireplace with mantelpiece, x2 uPVC double glazed windows, uPVC double glazed French doors leading to rear garden

### KITCHEN

13'7" x 7'10"

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

### RECEPTION ROOM / BEDROOM 4

8'9" x 7'5"

Laminate flooring, radiator, uPVC double glazed window

### WC

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

## FIRST FLOOR

### BEDROOM 1

11'1" x 10'0"

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

### ENSUITE

WC, wash hand basin, shower cubicle, lino flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

### BEDROOM 2

10'7" x 6'9"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

9'6" x 8'11"

Laminate flooring, radiator, uPVC double glazed window

### BATHROOM

3 pc suite comprising of; WC, wash hand basin, bathtub with shower overhead, lino flooring, partly tiled walls, radiator, extractor, uPVC double glazed window

### OUTSIDE

To the front of the property is a mainly laid to lawn garden with a slabbed pathway leading to the front door. There is also access to a driveway / garage en-bloc. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence and brick walls surround.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: C

Council Tax Rate: £2140

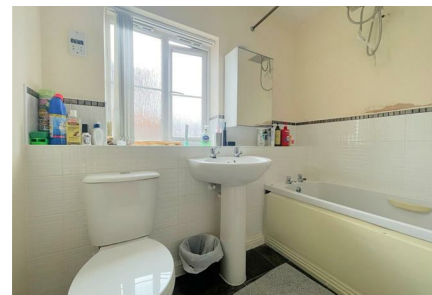
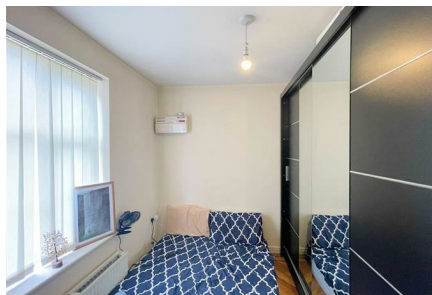
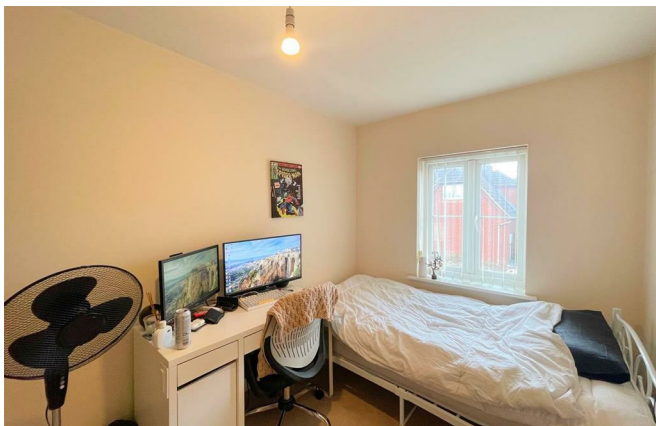
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



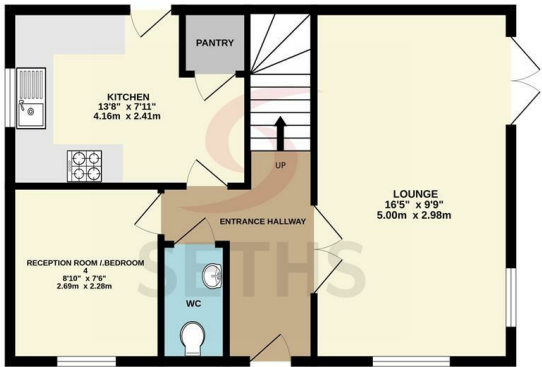
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Call us on  
**0116 266 9977**

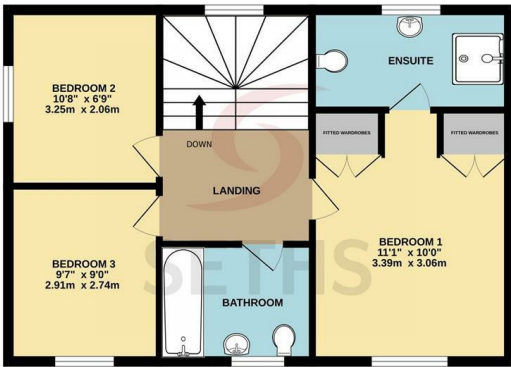
[info@seths.co.uk](mailto:info@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

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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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</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.

