

FOR SALE



UPPINGHAM ROAD
HUMBERSTONE
LEICESTER
LE5 4BP

£345,000

FEATURES

- No chain
- Edwardian Villa
- Driveway for two cars
- Lounge + Living Room
- Bathroom + two separate WC's
- Freehold
- Deceptively spacious
- 5 Bedrooms
- Kitchen
- Large garden



 **SETHS**

5 Bedroom Villa located in Humberstone

GROUND FLOOR

ENTRANCE HALL

Original tiled flooring, radiator, under-stairs storage cupboard, staircase leading to first floor

LOUNGE

15'9" x 12'2"

Carpeted, radiator, fireplace, single glazed bay window

KITCHEN

10'4" x 9'6"

Custom solid oak wall and base level units and drawers having round edged granite worktops over, sink with drainer and mixer tap, integrated 5 ring gas hob with extractor over, built-in double oven, built-in microwave, integrated fridge / freezer, integrated dishwasher, tiled flooring, partly tiled walls, access to utility room, uPVC double glazed window

UTILITY ROOM

Tiled flooring, plumbing for washing machine, uPVC double glazed window

DOWNSTAIRS WC

WC, wash hand basin with mixer tap and vanity units, radiator, plumbing for washing machine, tiled flooring, partly tiled walls, storage cupboard, uPVC double glazed window

LIVING ROOM

16'10" x 11'5"

Carpeted, radiator, fireplace, wooden double doors leading to rear garden

FIRST FLOOR

BEDROOM 1

17'2" x 13'1"

Carpeted, radiator, storage cupboard, single glazed bay window

BEDROOM 2

13'11" x 11'5"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

11'1" x 10'5"

Carpeted, radiator, uPVC double glazed window

BATHROOM

Wash hand basin with mixer tap and vanity units, double ended bathtub with mixer tap, shower cubicle, towel radiator, tiled flooring with underfloor heating, tiled walls, uPVC double glazed window

WC

Laminate flooring, WC, uPVC double glazed window

SECOND FLOOR

BEDROOM 4

17'3" x 16'2"

Carpeted, radiator, fireplace, single glazed window

BEDROOM 5

14'1" x 10'6"

Carpeted, radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway with off road parking space for 2 cars. To the rear of the property is a large garden with brick walls and trees surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: C
Council Tax Rate: £2,140.20
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

Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

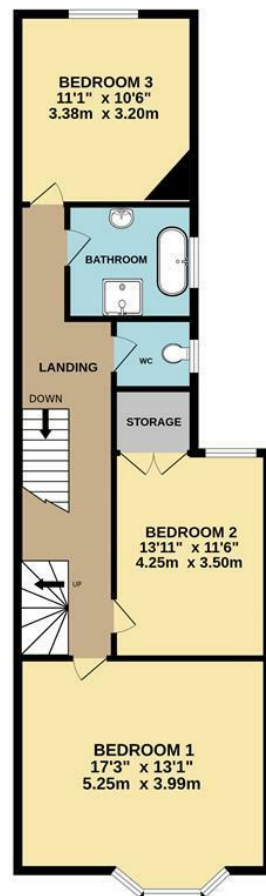
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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 is given as to their operability or efficiency can be given.
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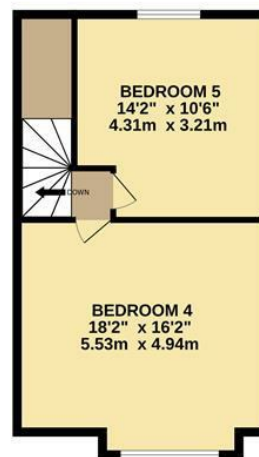
GROUND FLOOR



1ST FLOOR



2ND FLOOR



 **SETHS**