FOR SALE

TILLINGHAM ROAD
HUMBERSTONE
LEICESTER
LE5 0AH

£280,000

FEATURES

- No chain
- 3 Bedrooms
- Sought after location
- Perfect for first time buyers / home movers
- Ample storage
- Freehold
- Semi Detatched
- Close to local schools, amenities and places of worship
- 2 reception rooms
- uPVC double glazed windows

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SETHS

3 Bedroom Semi Detached Property in Humberstone, Leicester

ENTRANCE HALL
Laminate flooring, radiator

LIVING ROOM
14'11" x 11'1"
Laminate flooring, mantelpiece with fireplace, radiator and uPVC double glazed windows

DINING ROOM
9'5" x 7'1"
Tiled flooring, radiator, uPVC sliding doors leading to garden.

KITCHEN
9'2" x 6'6"
Wall and base units with worktops over, integrated 4 ring gas hob and oven with extractor hood above, sink with mixer tap and drainer, space for fridge / freezer, and washing machine, tiled flooring, partly tiled walls, uPVC double glazed window and door leading to garden

FIRST FLOOR

BEDROOM 1
11'8" x 7'7"
Laminate flooring, radiator, uPVC double glazed windows

BEDROOM 2
12'7" x 7'7"
Laminate flooring, radiator, uPVC double glazed windows

BEDROOM 3
10'2" x 6'4"
Laminate flooring, radiator, storage cupboard, uPVC double glazed window

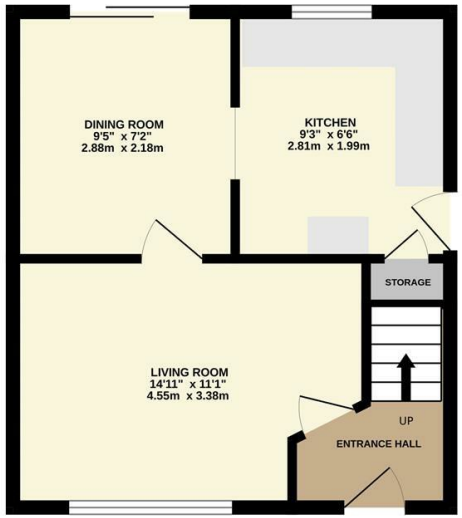
BATHROOM
WC, wash hand basin with mixer tap and vanity units, bathtub, lino flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

OUTSIDE
To the front of the property, there is a driveway providing parking for up to 3 vehicles, along with a partly laid-to-lawn garden. To the rear, you will find a generous garden laid to lawn, benefiting from a double shed and large side access, offering potential to extend (STPP) or even create a deeper driveway if desired.

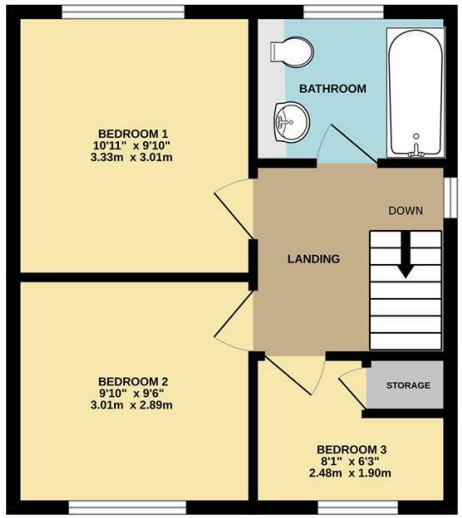
ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: B
Council Tax Rate: £1,872.67
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

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

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.

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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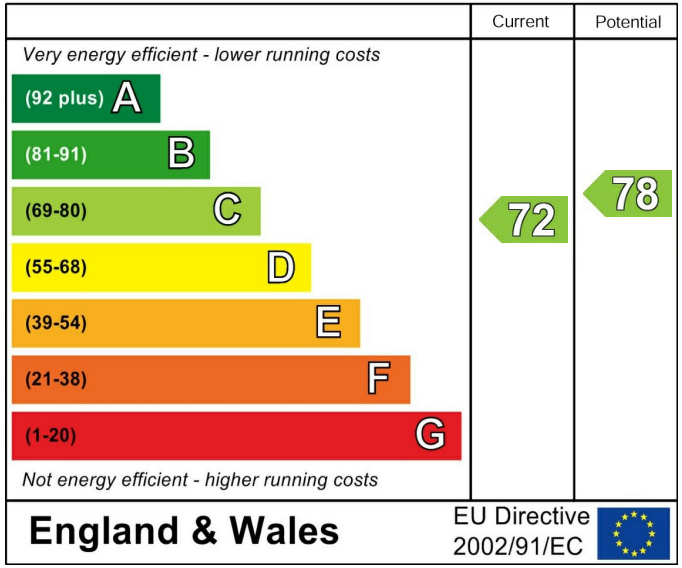
Council Tax Band

B

Energy Efficiency Rating



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