

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

15'05" x 10'08" (4.70m x 3.25m)

Dining Kitchen

13' x 11'06" (3.96m x 3.51m)

Kitchen/Utility

8'09" x 6'11" (2.67m x 2.11m)

Bathroom

5'10" x 6'11" (1.78m x 2.11m)

Landing

Bedroom One

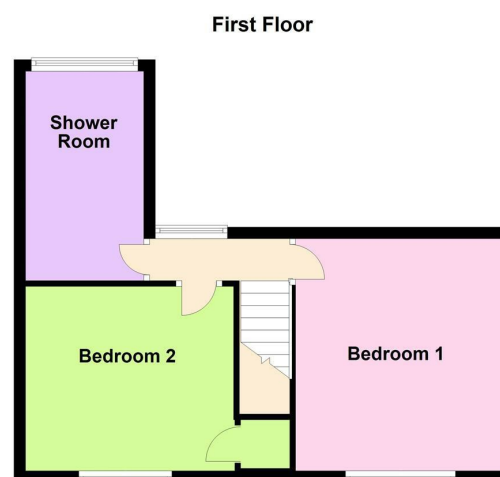
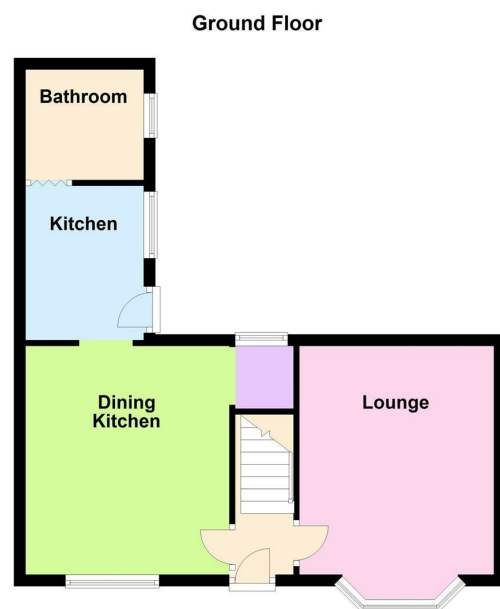
13'01" x 11'09" (3.99m x 3.58m)

Bedroom Two

10'02" x 11'06" (3.10m x 3.51m)

Shower Room

11'09" x 7' (3.58m x 2.13m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

22 Saltersford Road, Humberstone, Leicester, LE5 4DE

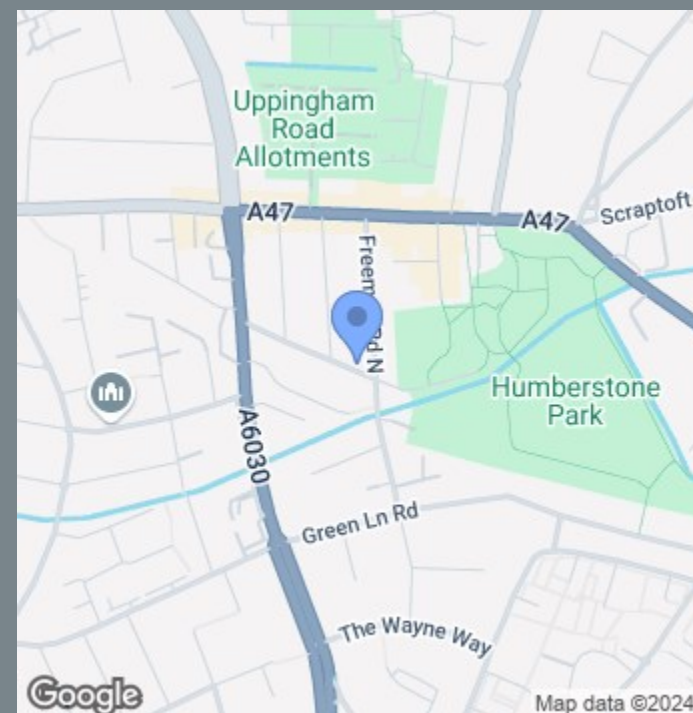
Price Guide £178,000

OVERVIEW

- FOR SALE BY AUCTION - THURSDAY 22ND AUGUST
- Sought After Location
- No Onward Chain & GCH
- Lounge & Dining Kitchen
- Utility/Kitchen & Bathroom
- Two Double Bedrooms & Shower Room
- Courtyard Garden
- Viewing Advised
- Freehold, Council Tax Band - A
- EER Rating - D

LOCATION LOCATION....

Humberstone is a highly sought after address which provides easy access to Leicester city centre the A47 and A6. Humberstone is located near to some of the best private and public schools in the local area as well as some notably popular places of worship. A fine range of local amenities can be found along Uppingham Road as well as banks post offices and two parks which are within walking distance village halls and great bus routes. A choice of doctors, dentist surgeries and medical centres are all located nearby. Scaptoft and Thurnby village are located within close proximity which provide convenient access to Leicestershire's rolling countryside with the A46 located under 10 minutes drive away.



THE INSIDE STORY

OFFERED FOR SALE THROUGH SDL AUCTION - WEDNESDAY 25TH SEPTEMBER
PLEASE FOLLOW THE LINK BELOW FOR FURTHER INFORMATION
<https://www.sdlauctions.co.uk/remote-telephone-proxy-bidding/>

Located close to Humberstone Park and with the added benefit of no onward chain this spacious home really should be viewed internally to fully appreciate the accommodation on offer. This property was formerly a three bedroom and could be converted back if needed.

Through the front door into the entrance hall you are greeted with stairs rising up to the first floor and doors into the downstairs rooms. In need of updating throughout we begin in the lounge has a bay window to the front aspect and a feature fireplace making it a lovely room for relaxing. The dining kitchen is fitted with wall and base cabinets, has a oven and hob with extractor over and ample room for a table and chairs for meals and entertaining. The kitchen/utility has wall and base cabinets, a stainless steel sink drainer with mixer tap and plumbing for a washing machine. The downstairs bathroom has a low level wc, wash hand basin and bath. Travelling up to the first floor you will find two double bedrooms both benefitting from fitted wardrobes and the shower room. The shower room has a low level wc, bidet, pedestal wash hand basin and shower cubicle. Externally to the rear is a courtyard style garden with a brick storage shed.

