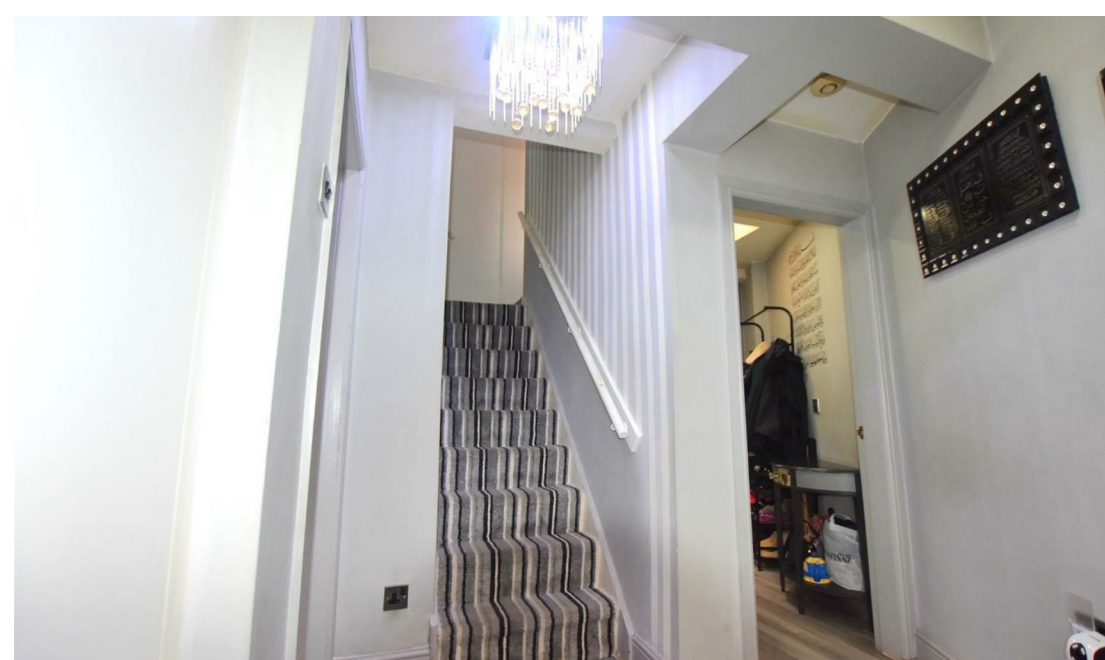




Humber Close, Leicester, LE5

4  3  2  E 

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SellMyHome are proud to present to market this modern and extended four-bedroom semi-detached home located in the desirable Humber Close, Leicester.

In brief, the property offers a welcoming porch, contemporary living room, extended reception room leading to the kitchen/dining room that is showcased in a unique fashion.

To the first floor, three bedrooms (one with en-suite shower room) are located with access to the three-piece family bathroom and stairs raising to the loft conversion.

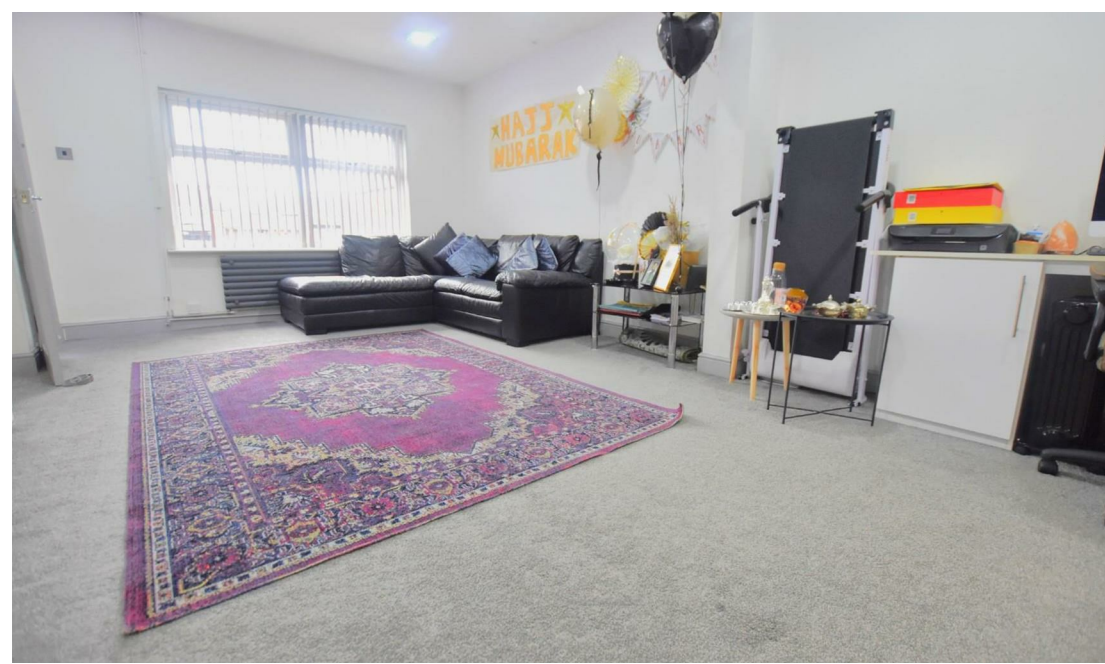
The bedroom located in the loft has ample space and a modern shower room en-suite and eaves storage.

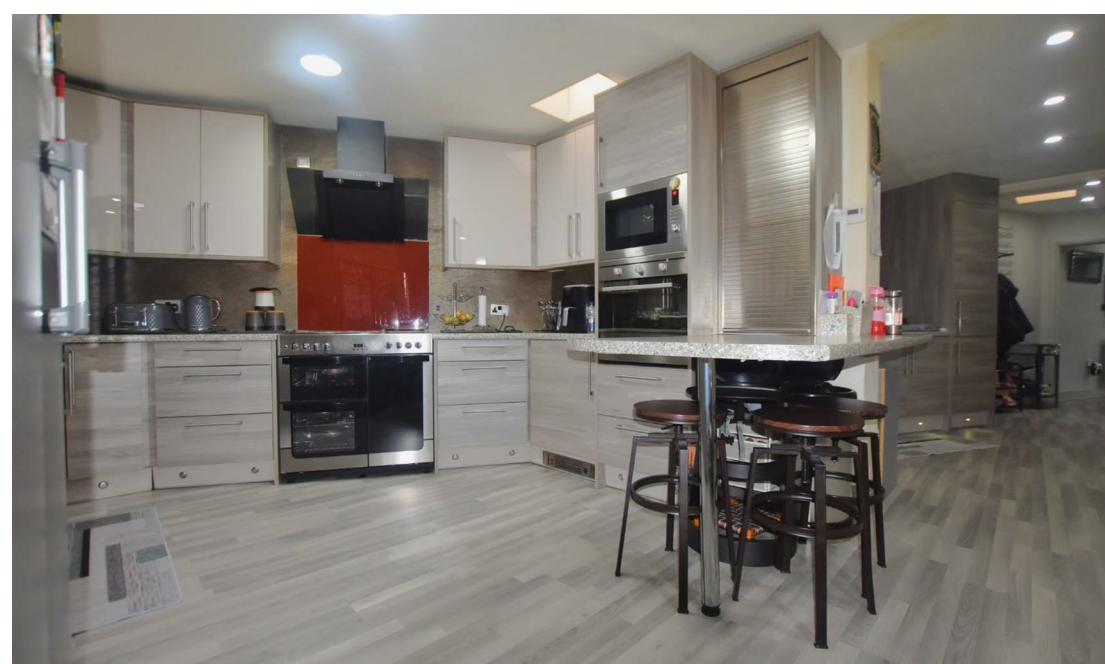
The layout of this house is thoughtfully designed to cater to modern living needs, providing both functionality and comfort. Situated in a peaceful neighbourhood, this house offers a serene escape from the hustle and bustle of city life while still being conveniently located near local amenities.

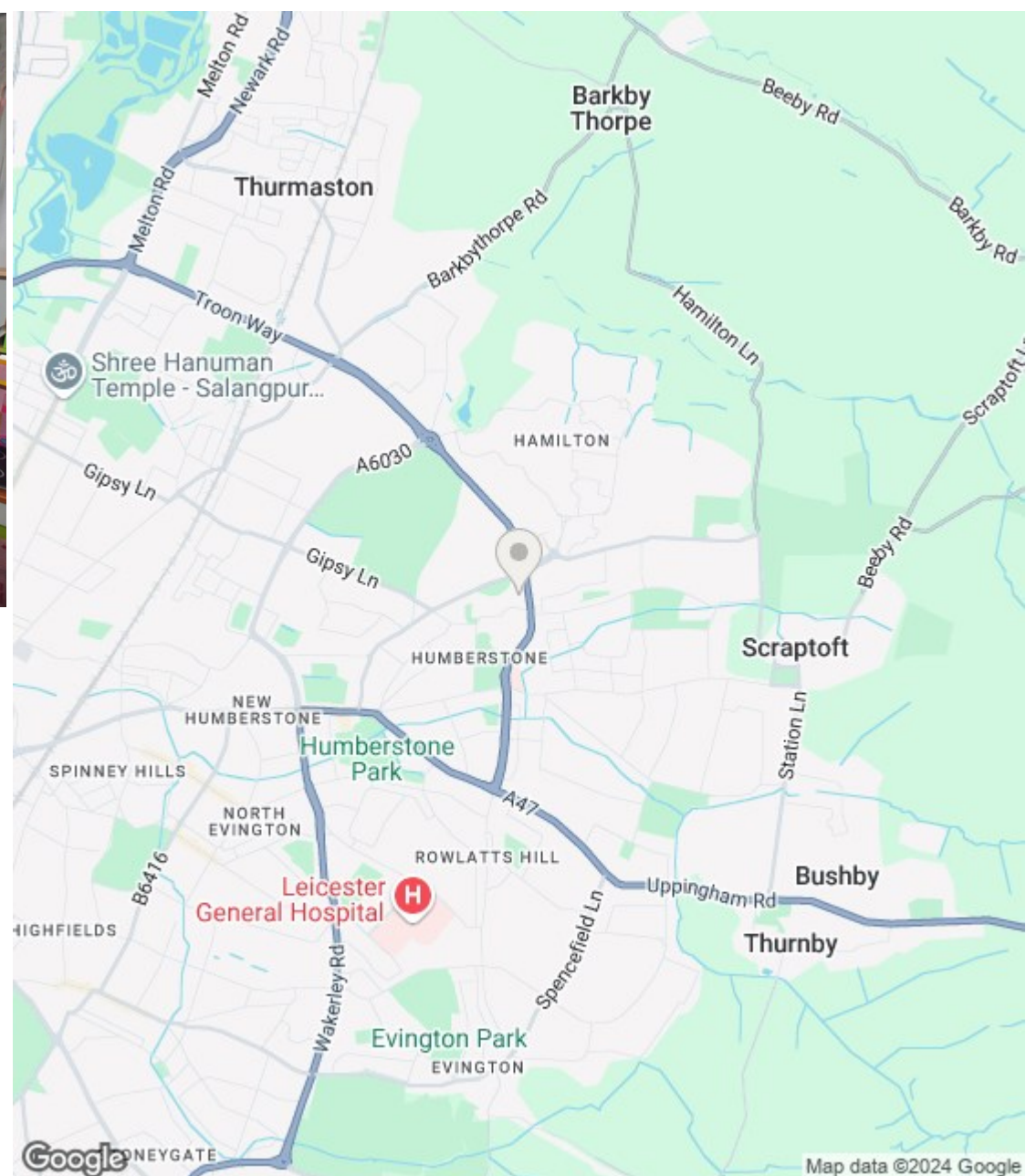
Contact SellMyHome to book your viewing appointment and avoid missing out on this fantastic property!

Tenure: Freehold

Price Guide: £350,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 141.8 sq. metres (1526.0 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

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