



**Connells**

Humberstone Lane  
Thurmaston Leicester



# Humberstone Lane Thurmaston Leicester LE4 8HG

for sale offers over  
**£255,000**



## Property Description

Located in the Thurmaston area of Leicester, this popular residential is well connected to the A607 and nearby A563 ring road, with easy access to the city centre, Leicester General Hospital and M1/M69.

The property is close to Thurmaston Shopping Centre, featuring major retailers like Asda, Next and Boots. Also, a short drive or bus ride to Hamilton, Rushey Mead and Belgrave.

There are several Primary and Secondary Schools in the vicinity and within walking distance to local parks, takeaways and convenience stores.

There are a number of parks including Humberstone Park, Watermead Country Park and Abbey Park nearby which is great for outdoor activities, family outings and nature walks.

This area offers a great balance of urban convenience and suburban comfort, making it ideal for families, professionals or first-time buyers

## Lounge

12' 9" x 11' 9" ( 3.89m x 3.58m )

Being recently renovated and having double glazed window to the front, wood flooring and gas central heating

## Kitchen

14' 4" x 9' 6" ( 4.37m x 2.90m )

Modern fitted kitchen with wall and base units, extractor fan, space for a small dining table and washing machine, partly tiled walls, wood flooring and door leading to the rear garden

## Ground Floor Bathroom

8' 8" x 7' 1" ( 2.64m x 2.16m )

Three piece white suite, comprising bath with shower over, low level WC and wash hand basin, fully tiled walls and floor and obscure double glazed window

## First Floor Landing

### Bedroom One

10' 8" x 12' 6" ( 3.25m x 3.81m )

Having built in wardrobes, double glazed window to the front and radiator

### Bedroom Two

10' 9" x 9' 9" ( 3.28m x 2.97m )

Having built in wardrobes, radiator and double glazed window overlooking the rear

## WC

2' 6" x 5' 8" ( 0.76m x 1.73m )

Having low level WC and wash hand basin

## Outside

The front of the property features a driveway and provides off road parking. To the rear there is ample space and provides flexibility for landscaping or potential for an extension

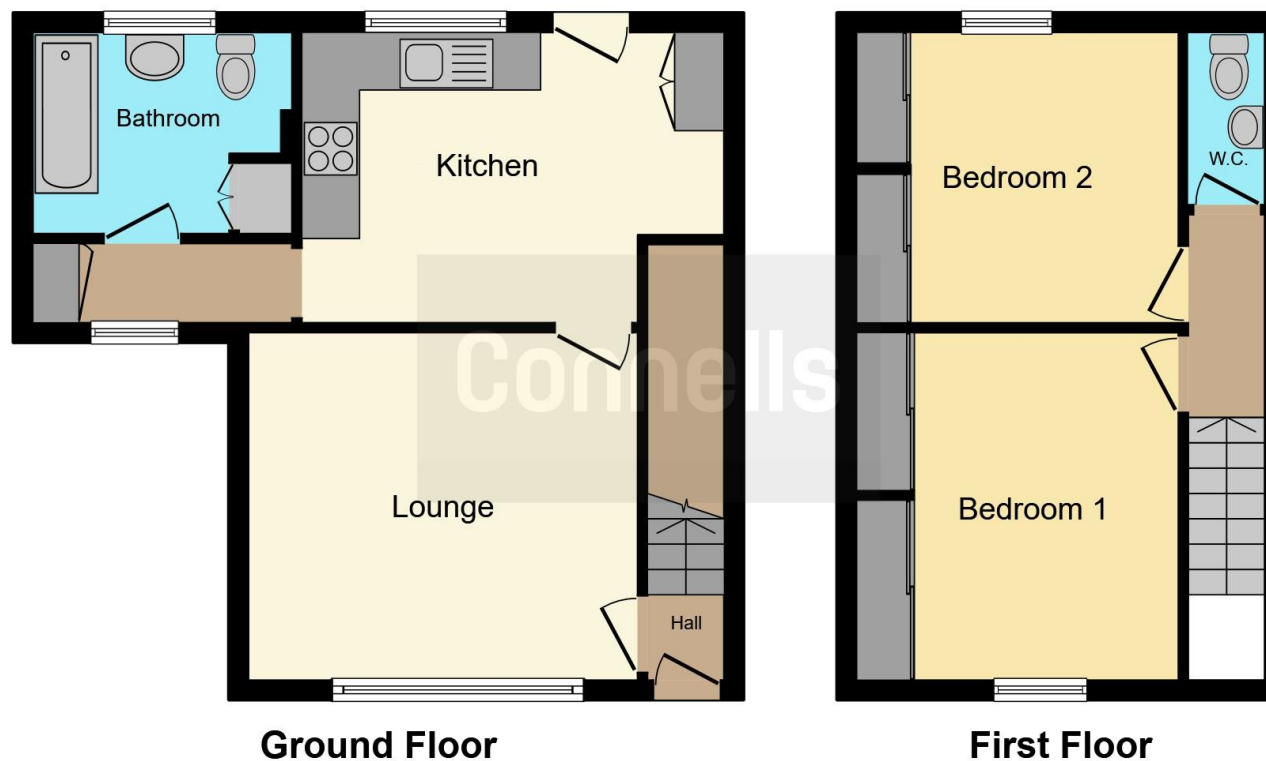












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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