





Property Description

Nestled in the sought-after residential area of Humberstone, this spacious and well-presented three-bedroom semi-detached home offers the ideal blend of comfort, potential, and location - perfect for growing families, first-time buyers, or investors alike.

Step inside to find a light-filled entrance hall leading to a generous lounge - ideal for family living or entertaining guests. The fitted kitchen/dining area offers ample storage and workspace, with scope to modernise and personalise. Upstairs boasts three well-proportioned bedrooms and a family bathroom.

The property sits on a good-sized plot with a well-maintained rear garden, perfect for relaxing or outdoor activities, plus a front garden and driveway offering off-road parking.

Situated on a peaceful street in a popular suburban neighbourhood. Excellent access to local schools, parks, shops, and amenities. Convenient transport links to Leicester city centre and major routes (A47 & A563).

This fantastic home offers comfort and space with potential to add value. A rare opportunity in a prime Leicester location - early viewing is highly recommended!

Book your viewing today to avoid missing out!



Ground Floor

Hallway

26' 8" x 6' 2" (8.13m x 1.88m)

With an access to all room and understairs cupboard.

Lounge

18' 7" x 10' 9" (5.66m x 3.28m)

Front room with feature fireplace, carpet floor and bay-window to the front.

Playroom

6' 9" x 10' 9" (2.06m x 3.28m)

Kitchen/Diner

18' 5" x 16' 3" (5.61m x 4.95m)

Fully fitted kitchen area having a wall and base units, with integrated appliance and breakfast bar area. With dining area, patio door to the rear garden. Skylight windows and spotlights.

Downstairs W/C

2' 5" x 3' 1" (0.74m x 0.94m)

With wash hand basin and toilet.

First Floor

Landing

6' 1" x 9' 1" (1.85m x 2.77m)

Bedroom 1

10' 9" x 13' 6" (3.28m x 4.11m)

With fitted wardrobes, carpet floor and bay-window to the front.

Bedroom 2

8' 8" x 12' (2.64m x 3.66m)

With fitted wardrobes, carpet floor and window to the rear.

Bedroom 3

7' 4" x 6' 2" (2.24m x 1.88m)

With carpet floor and window to the front.

Bathroom

6' 3" x 6' 11" (1.91m x 2.11m)

Having a fitted bathroom with shower over, wash hand basin, toilet and frosted window to the rear.

Outside

Property features from a generous driveway to the front with a side gated access through lobby to the spacious rear garden having a patio and lawn areas with two outbuildings (8' 2" x 4' 5") & (25' 4" x 7' 6")









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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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