



Humberstone Lane, Leicester LE4 9JP

welcome to

Humberstone Lane, Leicester

Newly renovated 3 bedroom semi-detached house with extension opportunities, subject to planning permission. offering tiled entrance hall, lounge & kitchen downstairs & three bedrooms & family bathroom upstairs. There is a larger than average driveway to the front & a large rear garden laid to lawn



Entrance Hall

Door to the front, window to the front, under stairs storage cupboard, fully tiled and radiator

Lounge

15' 7" x 10' 11" (4.75m x 3.33m)

Double glazed bay window to the front, gas fire and radiator

Kitchen

16' 3" x 14' (4.95m x 4.27m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven, hob and extractor fan. Double glazed window to the rear

Utility Room

Door and window to the side and plumbing for a washing machine.

First Floor Landing

With stairs rising from the ground floor

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

Double glazed window to the front and radiator

Bedroom Two

11' 11" x 9' 3" (3.63m x 2.82m)

Double glazed window to the rear and radiator

Bedroom Three

8' 11" x 5' 1" (2.72m x 1.55m)

Double glazed window to the front and radiator

Bathroom

Double glazed window to the rear, bath, WC, hand wash basin and radiator

Front & Rear Of Property

To the front of the property is a larger than average driveway providing off road parking. To the rear of the property is a large garden laid to lawn



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welcome to

Humberstone Lane, Leicester

- Semi-Detached
- Three Bedrooms
- Large Rear Garden
- Large Than Average Driveway
- Extension Opportunities Subject To Planning Permission

Tenure: Freehold EPC Rating: D

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LHS118306 - 0004

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