

FREEHOLD



House - Semi-Detached (EPC Rating: B)

Shalford Road, Humberstone, Leicester, LE5 0AY

PRICE :

£325,000

 SETHS

 3  2  1  B



# 3 Bedroom House - Semi-Detached located in Leicester

**\*\*\* THREE BEDROOMS - GARAGE - TWO BATHROOMS - DRIVEWAY \*\*\***

Located in a cul-de-sac in Humberstone, this well presented 3-bedroom semi-detached home is an ideal family home, the property boasts a well-maintained exterior and tasteful finishes throughout.

Upon arrival, a driveway with space for one vehicle and additional parking in front of the garage welcomes you. The ground floor features a spacious lounge/diner, kitchen, and convenient W/C.

Upstairs, three bedrooms await, with the master bedroom boasting an en suite bathroom.

Noteworthy features include the potential for additional living space over the archway (flying freehold), subject to planning approval, as well as solar panels, a security alarm, double glazing, and gas central heating. Outside, a garage offers secure storage and access to a well presented garden area.

## ENTRANCE HALL

Wooden flooring, radiator, providing access to all rooms on the ground floor, stairs leading to the first floor, control panel for alarm system, smart thermostat

## W/C

Tiled flooring, toilet wash hand basin eye level unit, radiator, consumer unit.

## KITCHEN

11'0" x 8'8"

Tiled flooring, partially tiled walls, space for a fridge, base and eye level units, integrated four-ring gas burner, integrated oven and integrated extractor, plumbing available for a dishwasher and washing machine, stainless steel sink, double glazed window facing the front aspect, radiator

## LOUNGE/DINER

15'6" x 13'11"

Wooden flooring, storage cupboard located under the stairs, radiator X2, double glazed window facing the rear aspect, uPVC double doors leading to the garden.

## FIRST FLOOR

### LANDING

Providing access to all rooms on the first floor and a storage cupboard located over the stairs, access to a fully boarded loft via drop-down ladder, potential to gain access into a flying freehold archway for added living space

### BEDROOM 1

11'1" x 9'1"

Wooden flooring, radiator, double-glazed window facing the front aspect, inbuilt storage cupboards, access to the ensuite

### EN SUITE

Tiled flooring, wash hand basin, toilet, partially tiled walls, radiator, standing shower unit with panelled surround and mixer attachment, spotlighting.

### BEDROOM 2

9'4" x 8'2"

Wooden flooring, radiator, double-glazed window facing the front aspect.

### BEDROOM 3

7'1" x 6'5"

Wooden flooring, radiator, double-glazed window facing the rear aspect.

### BATHROOM

Tiled flooring, radiator, toilet, wash hand basin, polyvinyl bathtub, electric shower, eye level unit, double glazed window facing the front aspect.

### OUTSIDE

At the front, this property boasts a welcoming entrance with a front garden featuring neatly arranged gravel and paved slabs. Accessible through a sturdy wooden door, the entrance area also houses the electric meter, ensuring convenient utility management. Furthermore, access through the garage offers additional parking space for two vehicles in front of the drive, maximizing parking convenience for residents and visitors alike.

At the rear, the garden is accessed through a durable metal gate, leading to a spacious paved slabbed patio area. The property also features UPVC double doors, boasting double glazing and providing seamless access into the home. The garden offers privacy, enclosed by sturdy wooden fencing along the perimeter, complemented by sections of metal fencing.



Additionally, a gravel surface adds aesthetic appeal, along with a practical wooden shed for storage purposes.

#### **GARAGE**

Accessed up and over metal door.

#### **FREEHOLD**

#### **COUNCIL TAX BAND - A**

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: B

Council Tax Band: C

Council Tax Rate: £1,457.01

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

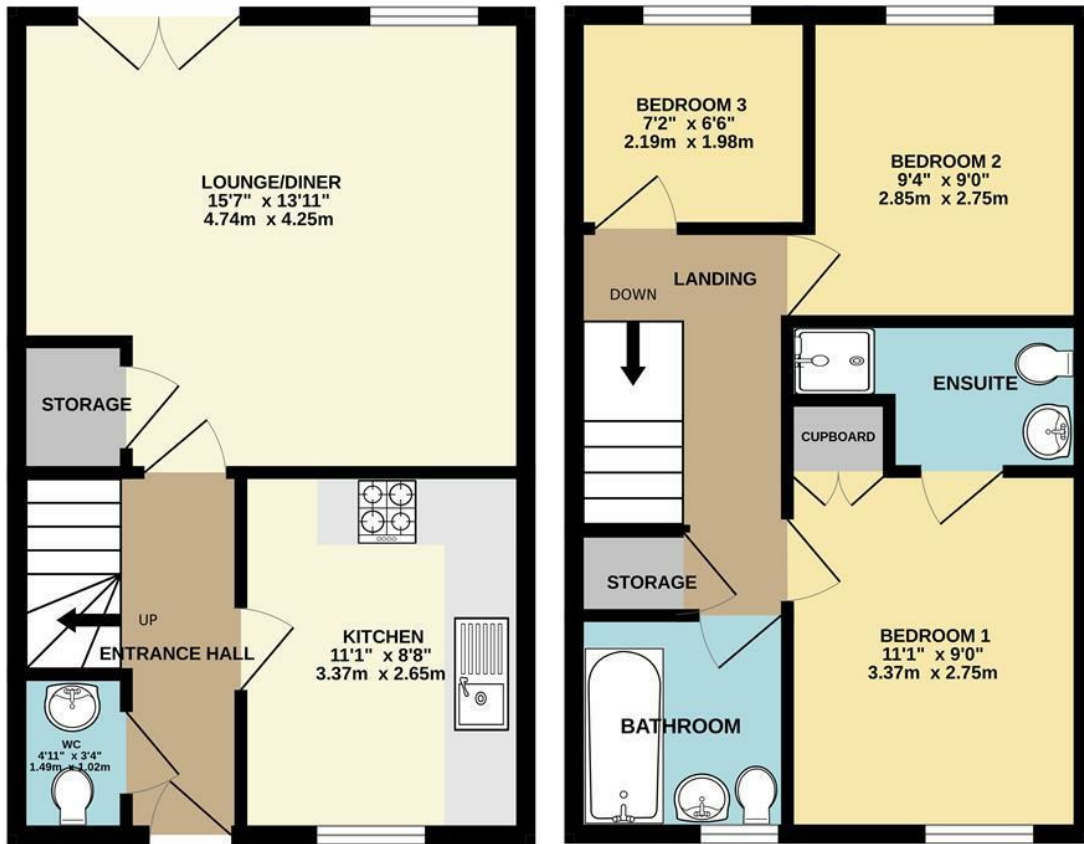
Broadband availability: Fibre









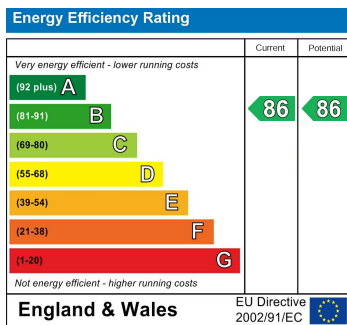


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Council Tax Band

**C**

Energy Performance Graph



Call us on

**0116 266 9977**

**sales@seths.co.uk**

**www.seths.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.