

House - Semi-Detached

FOR SALE



# LOBBS WOOD CLOSE HUMBERSTONE LEICESTER LE5 1DH

## £325,000

### FEATURES

- No chain
- Well maintained throughout
- Three Bedrooms
- Kitchen / Diner
- Driveway for two cars + garage
- Freehold
- Potential to extend (stpp)
- Semi Detached House
- Lounge
- Spacious garden



 **SETHS**

# 3 Bedroom Semi - Detached House in LE5

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

Laminate flooring, staircase leading to first floor, understairs storage

### LOUNGE

17'1" x 13'1"

Carpeted, electric fireplace, x2 uPVC double glazed windows, uPVC double glazed door to rear garden

### KITCHEN / DINER

13'1" x 9'11"

Wall and base units with worktops over, 4 ring gas hob, in-built oven, sink with mixer tap and drainer, island, space for fridge / freezer, space for dining table, laminate flooring, partly tiled walls, uPVC double glazed window

### UTILITY ROOM

5'10" x 5'6"

Laminate flooring, base level units, plumbing for washing machine, single glazed window

### OUTSIDE WC

### GARAGE

With lighting, up and over door to the front, single glazed window, door to side leading to garden

## FIRST FLOOR

### BEDROOM 1

16'0" x 9'11"

Carpeted, fitted wardrobes, uPVC double glazed window

### BEDROOM 2

10'5" x 9'11"

Carpeted, fitted wardrobes, uPVC double glazed window

### BEDROOM 3

12'11" x 6'9"

Carpeted, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, corner shower cubicle, tiled flooring, partly tiled walls, uPVC double glazed window

### OUTSIDE

To the front of the property is a driveway with space for a couple of cars. There is also access to a single garage via an up and over door. To the rear of the property is a beautiful garden mainly laid to lawn with trees, shrubs and wooden fence surround.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: C (Leicester City Council)

Council Tax Rate: £2,037.80

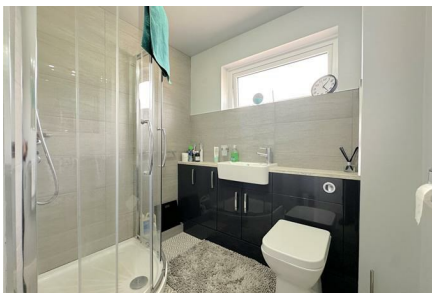
Mains Gas: Yes - property is heated through an air source heat pump

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk

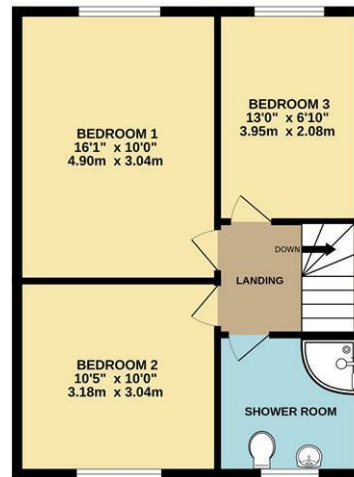
Council Tax Band

C

GROUND FLOOR



1ST FLOOR



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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

