

FOR SALE

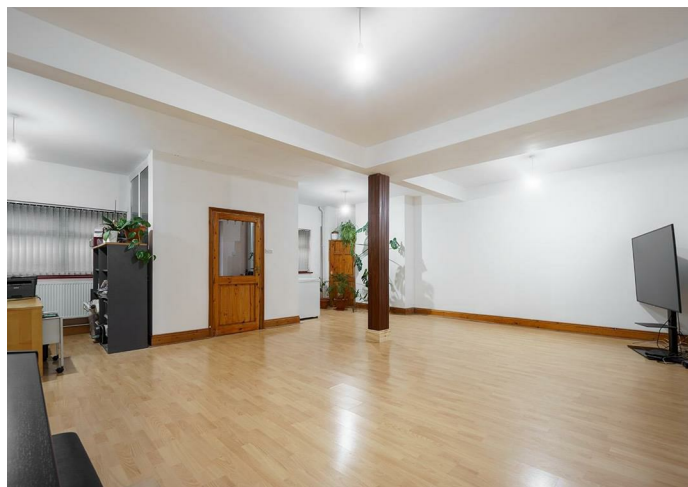
House - End Terrace

# 4 OVERTON ROAD, HUMBERSTONE, LEICESTER, LE5 0JA

## £375,000

### FEATURES

- Freehold
- Close to schools, shops and places of worship
- Accommodation spanning over three storeys
- Loft room
- Kitchen
- Sought after location
- Double fronted end terraced house
- 4 bedrooms inc an ensuite
- Large reception rooms
- Modern family bathroom



 **SETHS**

# 4 Bedroom End Terraced House for sale in HUMBERSTONE

## GROUND FLOOR

### PORCH

### LIVING ROOM

22'11" x 22'3"

Laminate flooring, x2 radiators, understairs storage cupboard, x2 uPVC double glazed windows

### THROUGH LOUNGE

28'2" x 11'1"

Laminate flooring, long standing radiator, sliding patio door to rear yard

### DINING ROOM

15'5" x 12'5"

Laminate flooring, radiator, uPVC double glazed window

### KITCHEN

12'5" x 10'2"

Wall and base units with worktops over, space for Rangemaster cooker, extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for dryer, space for fridge/freezer, laminate flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door leading to rear yard

## FIRST FLOOR

### BEDROOM 1

12'9" x 11'9"

Carpeted, radiator, uPVC double glazed window, ensuite

### ENSUITE

Recently renovated shower room comprising of; WC, wash hand basin with mixer tap, quadrant shower enclosure with electric shower, marble effect tiled flooring & walls, chrome towel radiator, extractor fan, uPVC double glazed window

### BEDROOM 2

15'8" x 12'5"

Carpeted, radiator, X2 uPVC double glazed windows

### BEDROOM 3

12'5" x 10'4"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 4

11'1" x 8'2"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

Recently renovated bathroom comprising of; wall hung WC, wash hand basin with wall-mounted waterfall tap and vanity units, L-shaped bathtub with shower screen and waterfall shower head with separate handheld washer, wood-effect floor tiling, partially tiled marble-effect porcelain tiles, LED mirror, shaver socket, chrome towel radiator, extractor fan, uPVC double glazed window

## SECOND FLOOR

### LOFT ROOM

22'11" x 9'6"

Carpeted, x2 skylight windows, uPVC double glazed window



### OUTSIDE

To the rear of the property is a slabbed yard with brick walls and wooden fence surrounds. There is the added benefit of a timber framed shed finished with treated feather edged boards and metal cladding to the rear and includes three layers of internal shelving for storing household and garden items.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: D (Leicester City Council)

Council Tax Rate: £2,292.51

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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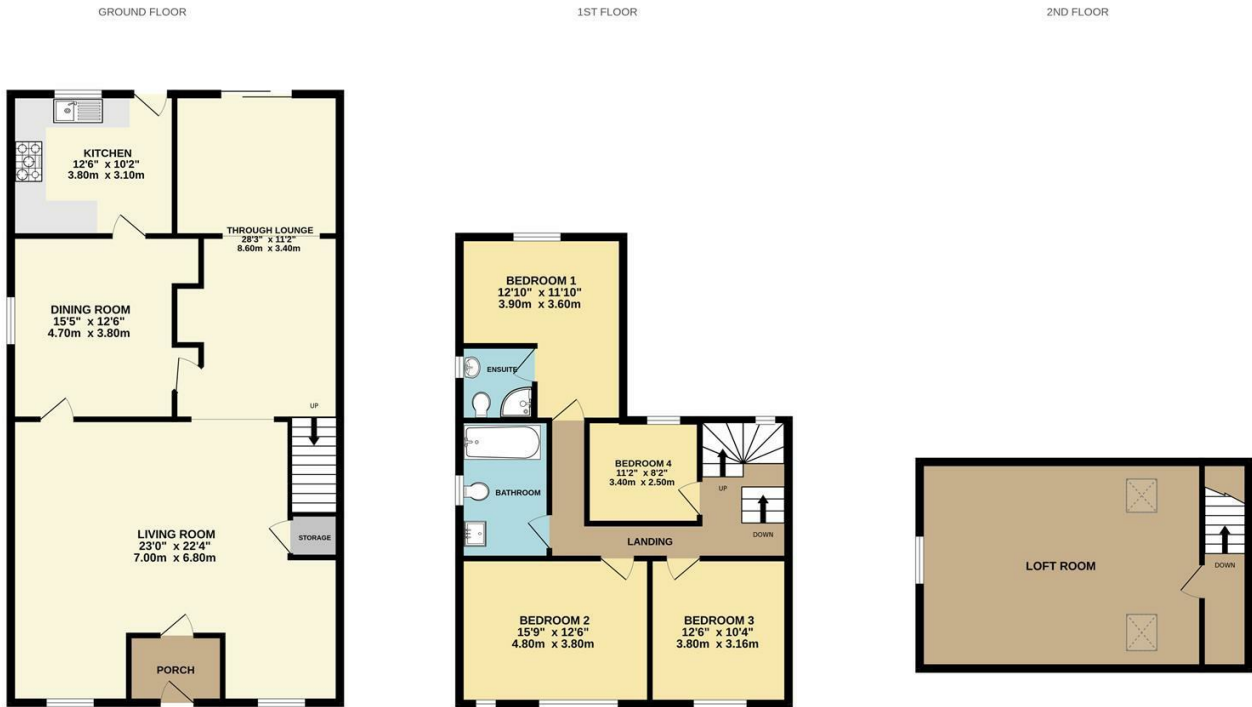
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Call us on  
**0116 266 9977**

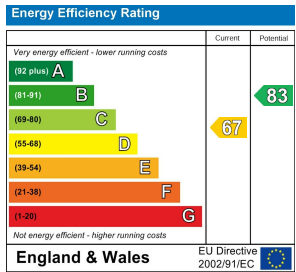
**info@seths.co.uk**  
**www.seths.co.uk**

**Council Tax Band**

**D**



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.  
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