

FOR SALE



# COLCHESTER ROAD HUMBERSTONE LEICESTER LE5 2DF

Offers Over

£395,000

## FEATURES

- Freehold
- Popular location
- Off road parking + garage
- Modern kitchen / diner
- Pergola
- Extended Semi Detached House
- Planning permission granted for double storey extension
- Extended lounge
- Downstairs shower room + upstairs bathroom
- Spacious garden



 **SETHS**

# 4 Bedroom Semi Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Tiled flooring, radiator, fitted cupboards

### LOUNGE

24'8" x 13'7"

Carpeted, x2 radiators, uPVC double glazed window, sliding patio door to rear garden

### KITCHEN / DINER

18'0" x 9'6"

Wall and base units with worktops over, 5 ring gas hob with extractor hood, sink with mixer tap and drainer, built-in oven, built-in microwave, integrated dishwasher, plumbing for washing machine, space for dining table, tiled flooring, partly tiled walls, radiator, storage cupboard, uPVC double glazed window, uPVC double glazed door to side / garage

### SHOWER ROOM

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

### GARAGE

### PERGOLA

## FIRST FLOOR

### BEDROOM 1

14'11" x 11'8"

Carpeted, radiator, fitted wardrobes, x2 uPVC double glazed windows

### BEDROOM 2

9'7" x 7'11"

Carpeted, radiator, fitted wardrobes, x2 uPVC double glazed windows

### BEDROOM 3

7'9" x 6'8"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 4

9'1" x 5'1"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub, radiator, laminate flooring, partly tiled walls, uPVC double glazed window

### OUTSIDE

To the front of the property is a paved driveway providing off road parking for 2 cars (potential for 4). To the rear of the property is a rear garden mainly laid to lawn with hedges and wooden fences surround. There is the added benefit of a pergola ideal for family get togethers.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,783.06

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband






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Council Tax Band  
**B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



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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