

FOR SALE



# HUMBERSTONE DRIVE HUMBERSTONE LEICESTER LE5 0RE

£285,000

## FEATURES

- Freehold
- Sought after location
- 3 Bedrooms
- Kitchen
- Large garden
- Well presented throughout
- Off road parking for 2 cars
- Lounge
- 4 pc bathroom
- uPVC double glazing



 **SETHS**

# 3 Bedroom Mid Town House for sale in Humberstone

## GROUND FLOOR

### ENTRANCE AREA

#### LOUNGE

15'7" x 10'8"

Wooden flooring, radiator, understairs storage cupboard, uPVC double glazed window

#### KITCHEN

14'2" x 9'3"

Wall and base units with worktops over, 4 ring gas hob with built-in electric oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, tiled flooring, partly tiled walls, radiator, x2 uPVC double glazed windows, uPVC double glazed door leading to rear garden

## FIRST FLOOR

### BEDROOM 1

11'7" x 10'5"

Wooden flooring, radiator, x2 uPVC double glazed windows

### BEDROOM 2

12'5" x 10'5"

Wooden flooring, radiator, x2 uPVC double glazed windows

### BEDROOM 3

7'1" x 6'7"

Wooden flooring, radiator, uPVC double glazed window

## BATHROOM

4 pc suite comprising of; WC, wash hand basin, bathtub, shower cubicle, lino flooring, partly tiled walls, extractor fan, uPVC double glazed window

## OUTSIDE

To the front of the property is a paved driveway with parking space for 2 cars (potential for 4). To the rear of the property is a large garden mainly laid to lawn with wooden fence / shrubs surround.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: B

Council Tax Rate: £1,872.67

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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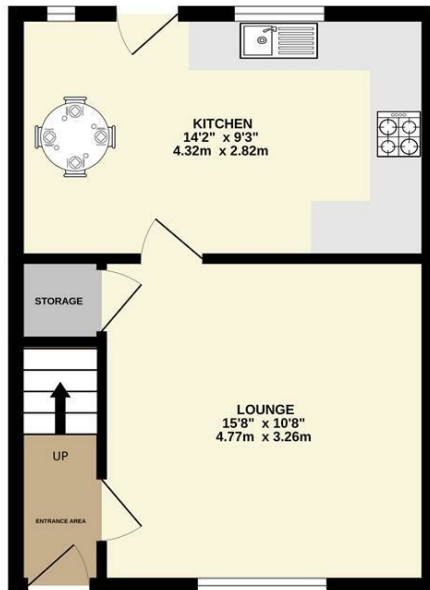
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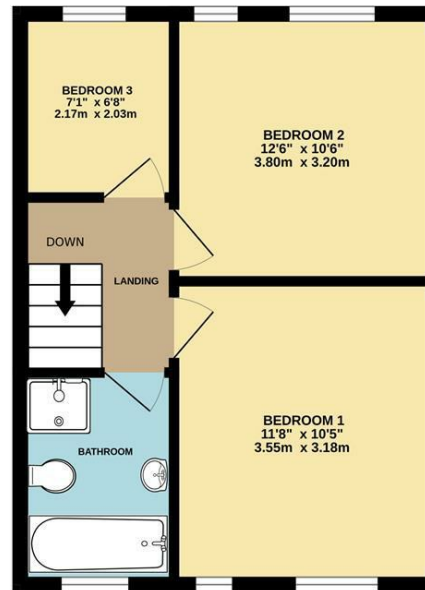
Council Tax Band

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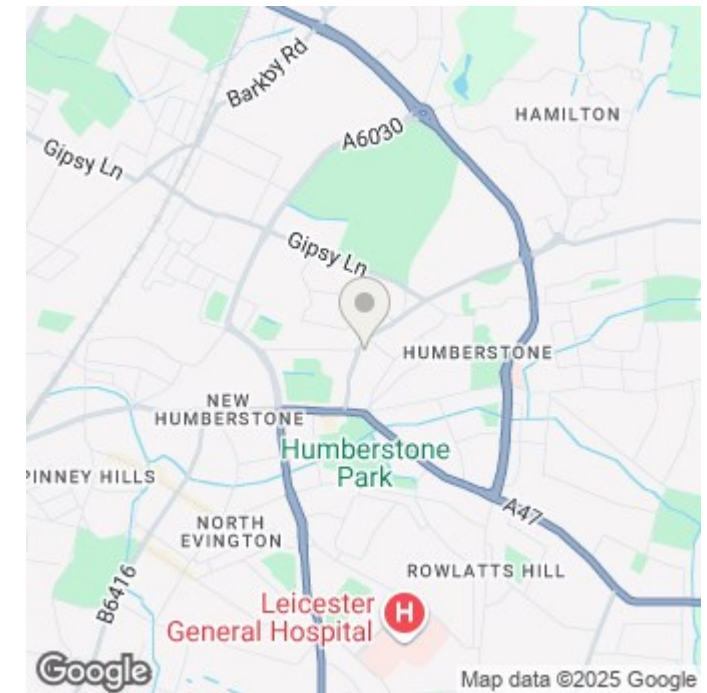
GROUND FLOOR



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.  
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