

# HUMBERSTONE DRIVE HUMBERSTONE LEICESTER LE5 ORE

£280,000

### **FEATURES**

- Freehold
- End Town House
- Sought after location
- Lounge
- Bathroom

- 3 Bedrooms
- Off road parking for 2 cars
- Modernisation required
- Kitchen / Diner
- Large garden















# 3 Bedroom End Town House for sale in Leicester

### **GROUND FLOOR**

### **ENTRANCE HALLWAY**

Carpeted, staircase leading to first floor, uPVC double glazed window

### LOUNGE

17'11" x 12'4"

Carpeted, radiator, understairs storage cupboard, uPVC double glazed window, sliding patio door to rear garden

### KITCHEN / DINER

13'0" x 10'5"

Wall and base units with worktops over, sink with mixer tap and drainer, space for freestanding cooker, plumbing for washing machine, space for fridge / freezer, space for dining table, lino flooring, partly tiled walls, uPVC double glazed bay window

### **FIRST FLOOR**

### BEDROOM 1

13'0" x 10'5"

Carpeted, radiator, uPVC double glazed bay window

### BEDROOM 2

12'11" x 10'9"

Wooden flooring, radiator, uPVC double glazed window

### **BEDROOM 3**

8'4" x 6'11"

Carpeted, radiator, uPVC double glazed window

### **BATHROOM**

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and

shower overhead, lino flooring, partly tiled walls, airing cupboard, uPVC double glazed window

### **OUTSIDE**

To the front of the property is a gravel 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 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







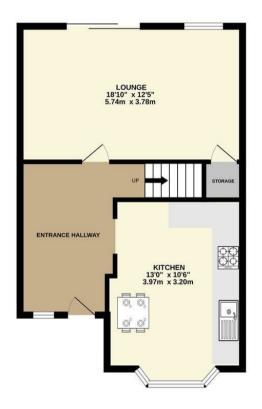








GROUND FLOOR 1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comes and any other items are approximate and no responsibility is taken for any error, or the 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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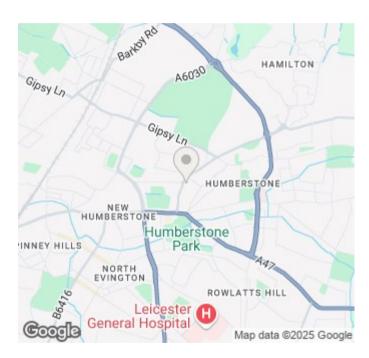
### Call us on

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### **Council Tax Band**

В



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.

