

FOR SALE



# HUMBERSTONE DRIVE HUMBERSTONE LEICESTER LE5 0RD

£269,950

## FEATURES

- Freehold
- Sought after location
- 3 Bedrooms
- Kitchen
- Good size garden
- Mid Town House
- Modernisation required
- Lounge / Diner
- Bathroom
- Entrance hallway



**SETHS**

# 3 Bedroom Town House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor, single glazed window

### LOUNGE / DINER

25'7" x 10'6"

Carpeted, x2 radiators, single glazed window, sliding door leading to rear garden

### KITCHEN

9'4" x 8'3"

Wall and base units with worktops over, sink with drainer, space for freestanding cooker, plumbing for washing machine, space for fridge / freezer, lino flooring, radiator, pantry, single glazed window

## FIRST FLOOR

### BEDROOM 1

14'0" x 12'7"

Wooden flooring, radiator, storage cupboard, single glazed window

### BEDROOM 2

10'7" x 10'7"

Carpeted, radiator, single glazed window

### BEDROOM 3

13'2" x 7'1"

Carpeted, radiator, single glazed window

### BATHROOM

WC, wash hand basin, bathtub, radiator, lino flooring, partly tiled walls, single glazed window

## OUTSIDE

To the front of the property is a garden mainly laid to lawn and wooden fence surround. There is potential to create a driveway (subject to the necessary consent). To the rear of the property is a large garden mainly laid to lawn with wooden fence and shrubs surround. There is the added benefit of a slabbed patio area ideal for outdoor dining.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: A

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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Council Tax Band

A

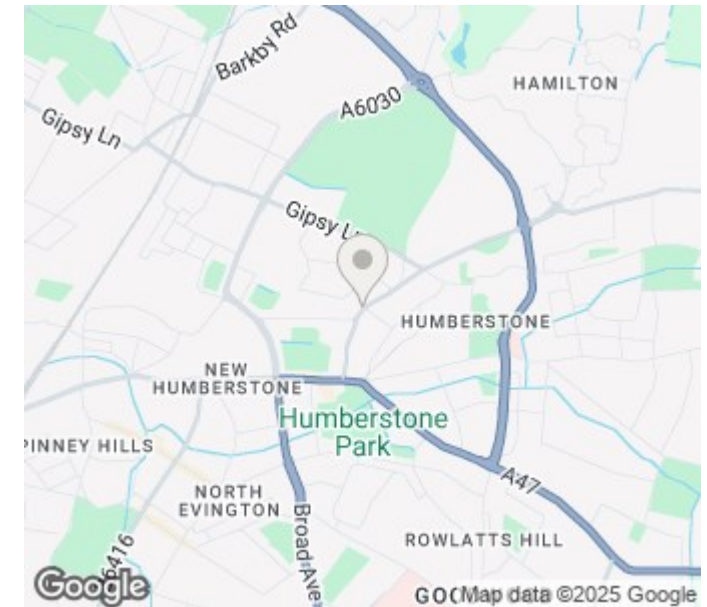
GROUND FLOOR



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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