

FOR SALE



KEYHAM CLOSE
HUMBERSTONE
LEICESTER
LE5 1FW

£450,000

FEATURES

- Freehold
- Three Bedrooms
- Generous plot size
- Through lounge
- Bathroom + shower room
- Detached House
- Peaceful cul-de-sac
- Large living room
- Kitchen + Utility Room
- Conservatory



 **SETHS**

3 Bedroom Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

LIVING ROOM

23'9" x 14'4"

Laminate flooring, radiator, fireplace, x2 uPVC double glazed windows, uPVC double glazed door leading to conservatory

THROUGH LOUNGE

22'4" (max) x 12'5"

Laminate flooring, radiator, staircase leading to first floor, x2 uPVC double glazed windows

STUDY / OFFICE

Laminate flooring, x2 uPVC double glazed windows

KITCHEN

21'10" x 11'4"

Wall and base units with worktops over, 5 ring gas hob, built-in oven / grill, sink with mixer tap and drainer, integrated dishwasher, x2 undercounter fridges, tiled flooring, partly tiled walls, radiator, x2 uPVC double glazed windows, access to utility room

UTILITY ROOM

14'0" x 4'11"

Wall and base units with worktops over, sink with mixer tap and drainer, plumbing for washing machine, space for dryer, uPVC double glazed windows, uPVC double glazed door leading to garden

BEDROOM 1

17'6" x 12'6"

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

BEDROOM 2

9'10" x 9'5"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BATHROOM

WC, wash hand basin, bathtub with mixer tap and shower overhead, tiled flooring, partly tiled walls, radiator, extractor fan, window

SHOWER ROOM

WC, rectangular wash hand basin with vanity units, shower cubicle, towel radiator, tiled flooring, tiled walls, uPVC double glazed window

CONSERVATORY

FIRST FLOOR

BEDROOM 3

17'10" x 10'10"

Carpeted, radiator, fitted wardrobes, skylight window, uPVC double glazed window

OUTSIDE

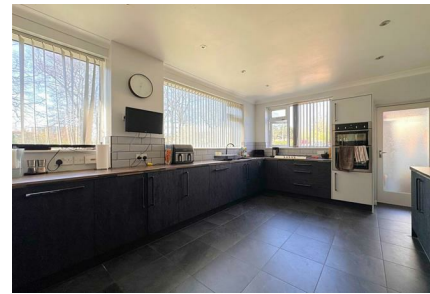
To the front of the property is a garden laid to lawn with stairs leading to the property. There is also a driveway leading onto a double garage. To the rear of the property is a landscaped garden laid to lawn with decking and patio areas.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

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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Council Tax Band
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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