

FOR SALE



STANLEY DRIVE  
HUMBERSTONE  
LEICESTER  
LE5 1EA

£245,000

FEATURES

- No chain
- Freehold
- 2 Bedrooms
- Kitchen
- Bathroom
- Popular LE5 location
- Potential to extend (stpp)
- Lounge / Diner
- Entrance Hallway
- Conservatory



 **SETHS**

# 2 Bedroom Semi-Detached Bungalow for sale in Leicester

## ENTRANCE HALLWAY

Laminate flooring, radiator

## LOUNGE / DINER

19'10" x 13'0"

Carpeted, x2 radiators, fireplace, uPVC double glazed French doors leading to conservatory, uPVC double glazed bay window

## KITCHEN

10'0" x 5'4"

Wall and base units with worktops over, 4 ring electric hob with extractor hood, built-in oven, sink with mixer tap and drainer, plumbing for washing machine, long standing radiator, tiled flooring, partly tiled walls, uPVC double glazed window

## LOBBY

Tiled flooring, space for fridge/freezer, radiator

## BATHROOM

4 pc suite comprising of; WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap, shower cubicle, radiator, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

## CONSERVATORY

17'11" x 5'6"

X2 double doors leading to rear garden, window

## BEDROOM 1

11'8" x 9'10"

Carpeted, radiator, x3 storage cupboards, uPVC double glazed window

## BEDROOM 2

9'6" x 7'10"

Carpeted, radiator, uPVC double glazed window

## OUTSIDE

To the front of the property is a paved driveway with space for multiple cars. To the rear of the property is a spacious garden mainly laid to lawn with wooden fence and trees/hedges 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

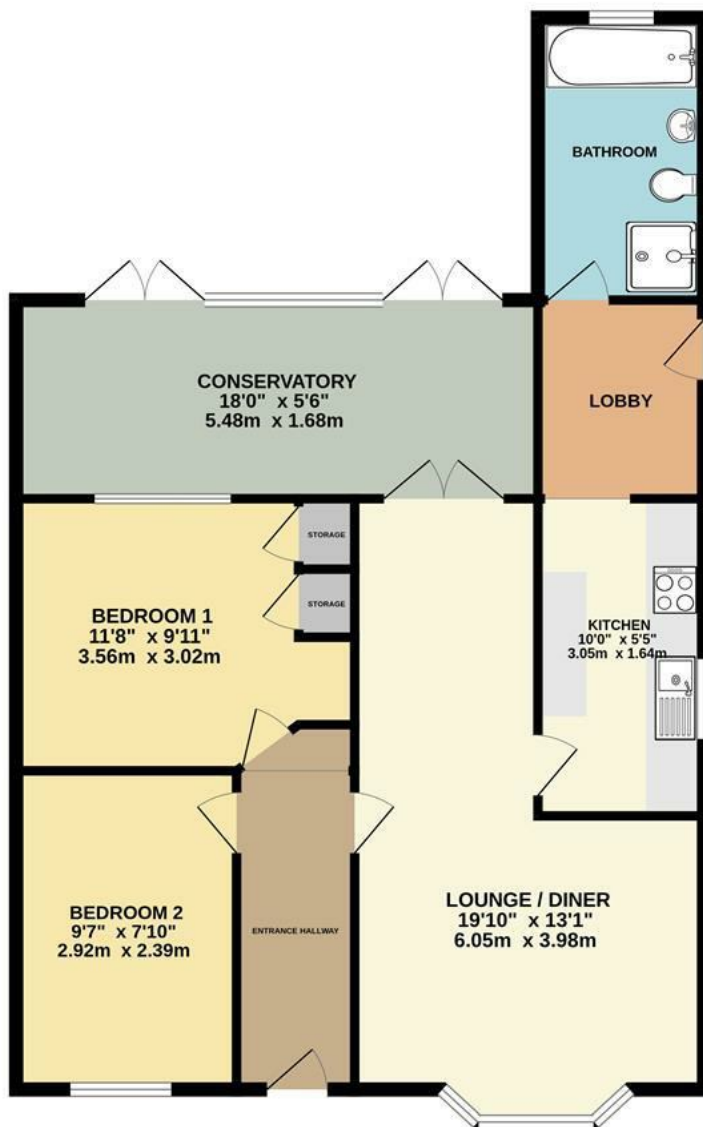
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG



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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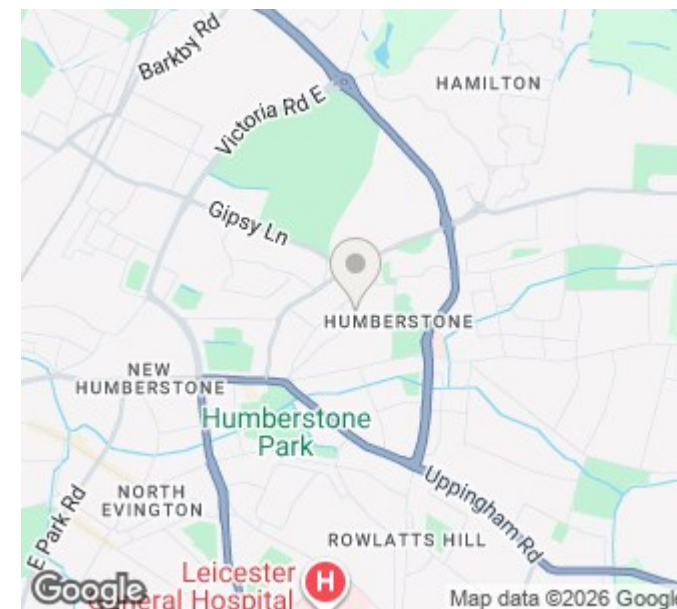
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Council Tax Band

**B**



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