

FOR SALE



STAMBOURNE ROAD HUMBERSTONE LEICESTER LE5 0TY

Offers Over

£340,000

FEATURES

- No chain
- Well presented throughout
- Popular LE5 location
- Driveway for 2 cars
- Spacious, fitted Kitchen / Diner
- Freehold
- Extended Property
- 3 Bedrooms inc ensuite
- Lounge
- Family bathroom + downstairs WC



SETHS

3 Bedroom Semi-Detached House for sale In Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Tiled flooring, radiator, understairs storage cupboard, staircase to first floor

LOUNGE

15'7" x 10'7"

Carpeted, radiator, fireplace, uPVC double glazed window

KITCHEN / DINER

22'0" x 17'10"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven and microwave, sink with mixer tap and drainer, integrated dishwasher, integrated fridge / freezer, tiled flooring with part underfloor heating (extension side), storage cupboard, x2 skylight windows, bifold doors leading to rear garden.

WC

WC, wash hand basin with mixer tap and splashback tiles, radiator, tiled flooring, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

11'4" x 9'11" (max)

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

ENSUITE

WC, wash hand basin with mixer tap, shower cubicle, towel radiator, tiled flooring, partly tiled walls, extractor fan

BEDROOM 2

11'6" x 10'6" (max)

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

8'9" x 8'2"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway with off road parking for 2 cars. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: C

Council Tax Rate: £2,140.20

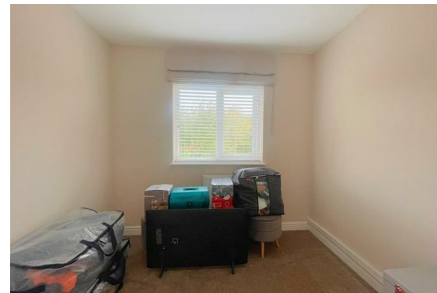
Mains Gas: Yes

Mains Electricity: Yes

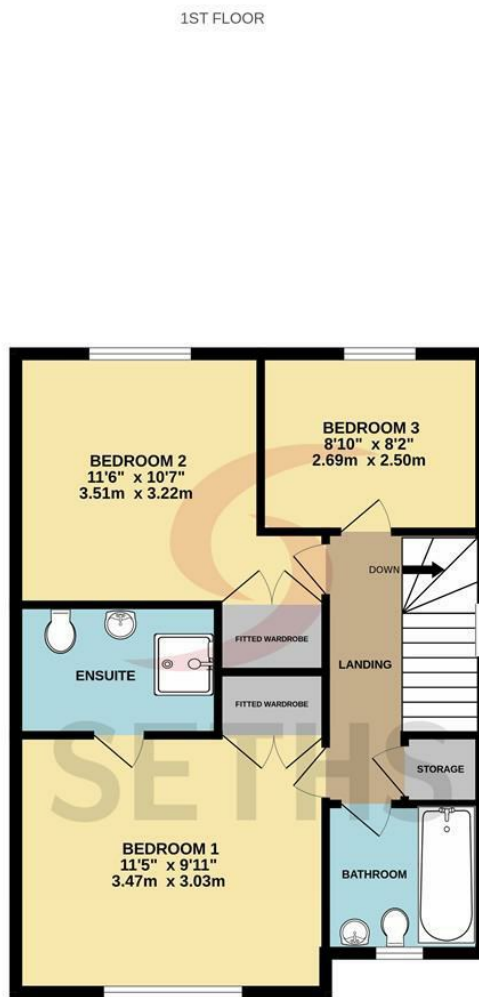
Mains Water: Yes

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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Call us on

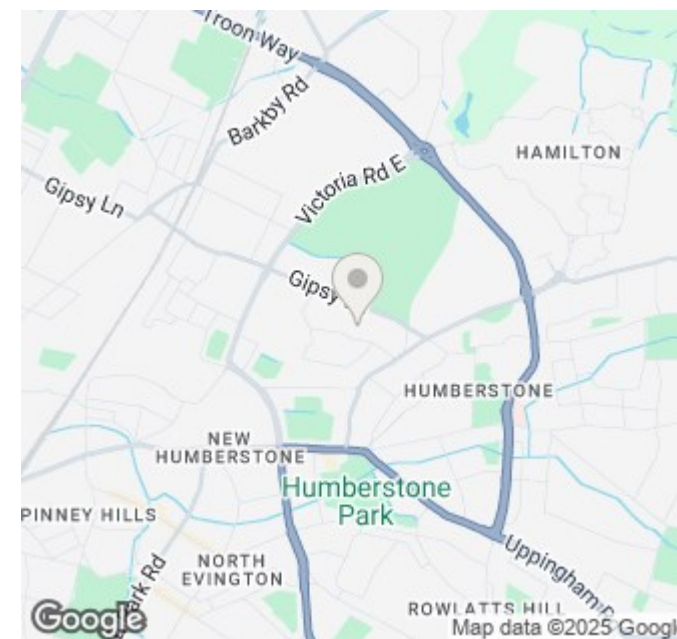
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Council Tax Band

C



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.

SETHS