

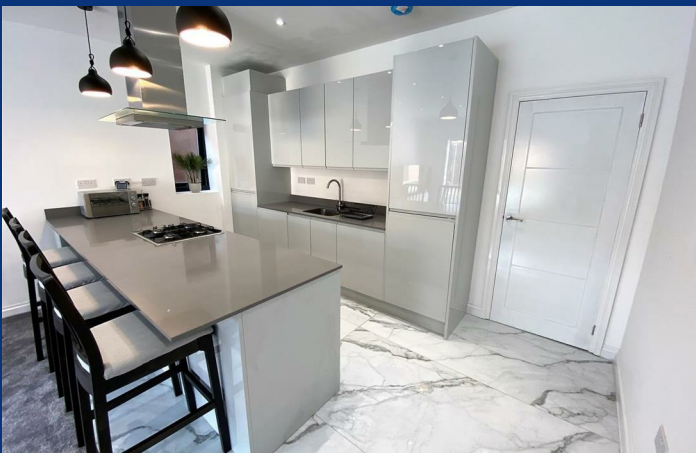


53A HUMBERSTONE DRIVE, OFF UPPINGHAM  
ROAD, LEICESTER, LE5 0RE  
OFFERS OVER £325,000

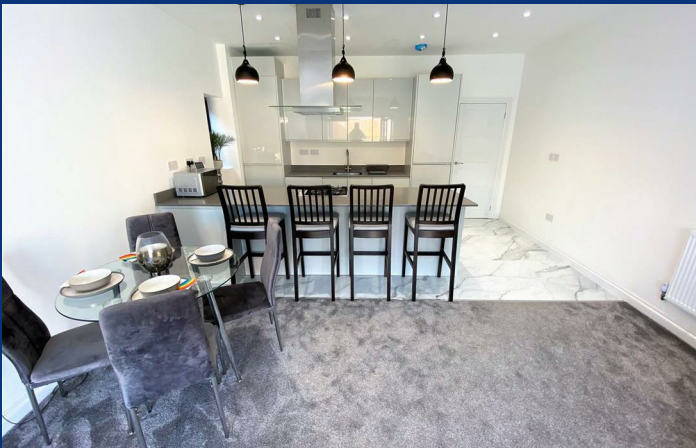
**ANDREW GRANGER & CO**

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



Built Circa 2021 this deceptively spacious three bedroom semi-detached property is for sale with no upward sales chain. The property lies some three and a half miles north of the centre of Leicester just off the main Uppingham Road which has an excellent range of shopping and supermarket facilities, nearby schools, bus services and recreational facilities. The property comprises of Entrance hallway, guest W.C, sitting room, open plan living/kitchen/diner. The first floor landing provides access to three double bedrooms and family bathroom with four piece suite. Outside: To the front of the property is a driveway providing off road parking and enclosed garden to rear accessed via aluminium bi-fold doors leading from the open Living/Kitchen/diner. The property benefits from having gas fired central heating & Upvc double glazing.



#### LOCATION

The property lies some three and a half miles north of the centre of Leicester and has an excellent range of shopping and supermarket facilities, schools, bus services and recreational facilities including the nearby Watermead Country Park within easy distance. For the commuter, the nearby ring road provides access to Junction 21 on the M1 and M69. Leicester has rail services to London St Pancras International.

#### VIEWINGS & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Company 0116 242 9922.

The property may be approached from Leicester City Centre on the A47 Uppingham Road, turning left onto Humberstone Drive where the property can be easily identified on the right hand side by an Andrew Granger & Co for sale board.

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

##### ENTRANCE HALLWAY

Upvc double glazed entrance door, luxury vinyl tile flooring, radiator, spotlights to ceiling, stairs to first floor landing, doors to guest W.C, Sitting Room and Open Living/Kitchen/Diner.



##### GUEST W.C

Fitted with a two piece suite comprising of low flush W.C & wash hand basin, tiled floor and tiled walls with inset mirror, extractor fan and spotlights to ceiling.

##### SITTING ROOM 11'1" x 11'2" (3.38m x 3.40m)

Upvc double glazed window to front aspect, radiator, spotlights to ceiling.

##### OPEN LIVING/KITCHEN/DINER 26'4" x 15'5" (8.03m x 4.70m)

Aluminium glazed bi-fold door to rear providing access to enclosed garden. Upvc double glazed window to side, radiator, spotlights & downlights over breakfast bar. Hi-spec large tile flooring within Kitchen area, fitted with range of wall and base level units with stone worktop surface over, stainless sink with swan neck mixer tap, Integrated fridge/freezer, integrated washer/dryer, built-in oven and 4 ring gas hob with extractor hood over. Cupboard housing wall mounted boiler.

##### FIRST FLOOR

##### LANDING

Doors giving access to bedrooms and family bathroom, loft hatch.

##### BEDROOM 1 14'11" x 10'6" (4.55m x 3.20m)

Upvc double glazed window to rear aspect, radiator, spotlights to ceiling.

##### BEDROOM 2 14'11" x 9'6" (4.55m x 2.90m)

Upvc double glazed window to front aspect, radiator, spotlights to ceiling.

##### BEDROOM 3 11'2" x 8'7" (3.40m x 2.62m)

Upvc double glazed window to side aspect, radiator, spotlights to ceiling.

##### FAMILY BATHROOM 11'2" x 5'5" (3.40m x 1.65m)

Fitted with a three piece suite comprising bath with shower tap, shower cubicle, vanity unit with twin basin with mixer taps, low flush W.C, chrome towel radiator, tiled floor and tiled walls, Upvc double glazed window to side aspect, spotlights to ceiling.



## OUTSIDE

To the front of the property is a low maintenance block paved driveway providing off road parking with fenced boundary. An enclosed garden with lawn, tiled patio and pebbled area is to the rear accessed via aluminium bi-fold doors from the open Living/Kitchen/diner.

## MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

## APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.



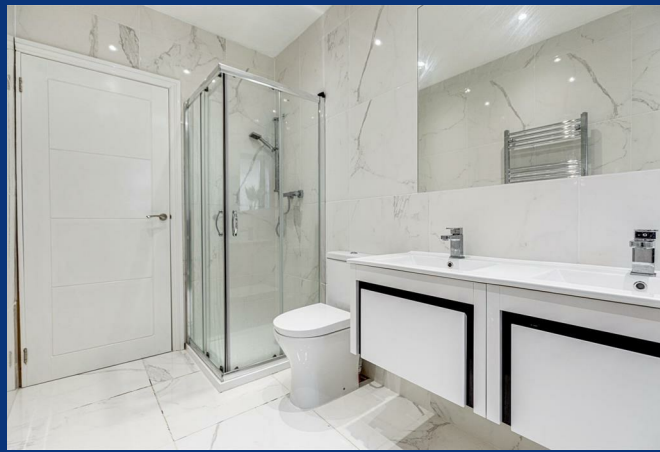


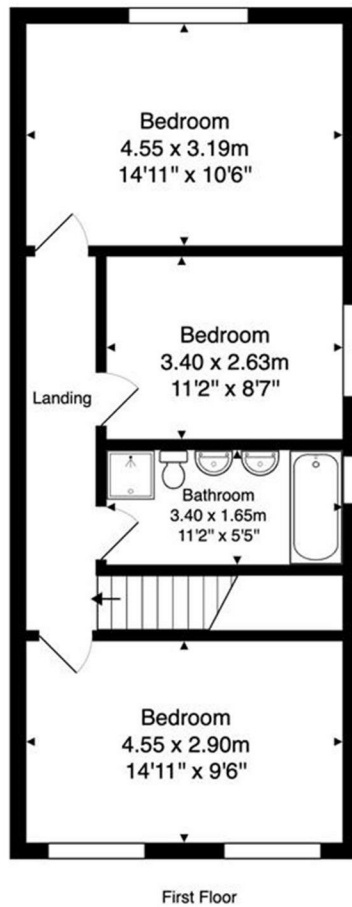
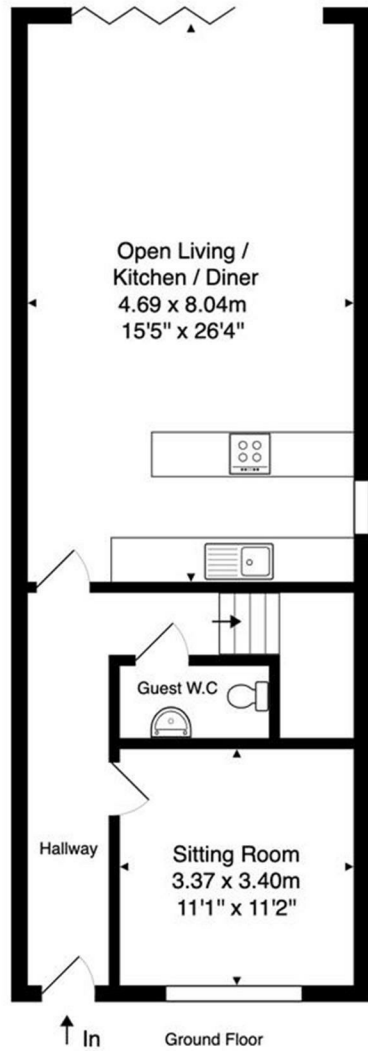
## STAMPT DUTY RATES

Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000: Zero. The next £125,000 (the portion from £125,001 to £250,000): 2%. The next £675,000 (the portion from £250,001 to £925,000): 5%. The next £575,000 (the portion from £925,001 to £1.5 million): 10%. The remaining amount (the portion above £1.5 million): 12%. A further 3% will be payable on the whole amount if this is an additional property to one that you already own. For properties costing up to £500,000, first time buyers will pay no stamp duty on the first £300,000.

## ENERGY PERFORMANCE RATING

EPC Rating - B





Total Area: 118.7 m<sup>2</sup> ... 1277 ft<sup>2</sup>

All measurements and illustrations are approximate and may not be drawn to scale.  
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.  
The vendor, agency and supplier will accept no liability for its accuracy.



## LOCATION



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6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

## Call 0116 242 9922

Andrew Granger & Co. Stoughton Grange,  
Units 3-4 Gartree Road, Leicester, LE2 2FB

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