

FOR SALE



THE PARKWAY HUMBERSTONE LEICESTER LE5 2BA

Offers Over

£300,000

FEATURES

- No chain
- Close to schools, shops and places of worship
- 3 Bedrooms
- Lounge
- Kitchen
- Popular location
- Semi Detached House
- Driveway for 3 cars + garage
- Dining Room
- Spacious rear garden



 **SETHS**

3 Bedroom Semi-Detached House for sale in Leicester

GROND FLOOR

ENTRANCE AREA / DINING ROOM

16'0" (max) x 15'0"

Laminate flooring, x2 radiators, understairs storage cupboard, staircase leading to first floor, opening to kitchen, uPVC double glazed French doors leading to rear garden, uPVC double glazed window

LOUNGE

15'1" x 9'11"

Laminate flooring, x3 radiators, uPVC double glazed bay window

KITCHEN

11'5" x 9'4"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, plumbing for washing machine, space for fridge/freezer, skylight window, uPVC double glazed window, uPVC double glazed door leading to rear garden, access to garage

GARAGE

15'2" x 10'2"

With up and over door

FIRST FLOOR

BEDROOM 1

11'6" x 10'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

11'1" x 8'7"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

8'1" x 6'7"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, uPVC double glazed window

OUTSIDE

To the front of the property is a paved driveway with space for 3 cars. To the rear of the property is a generous, two tiered garden partly slabbed partly laid to lawn with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,966.81

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

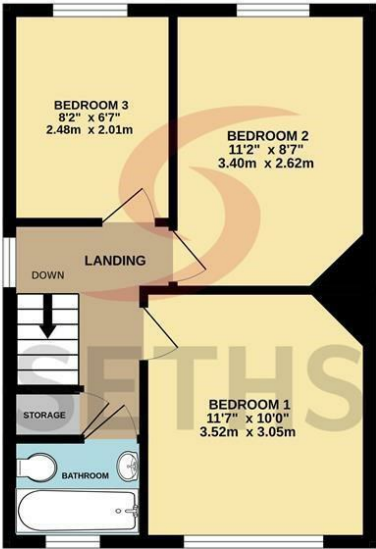
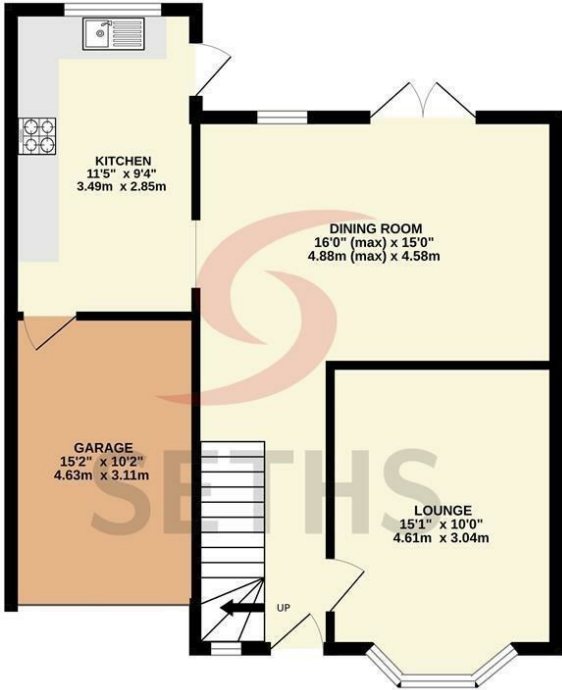
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Council Tax Band
B

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

