

FOR SALE



MARTIVAL NEW HUMBERSTONE LEICESTER LE5 0PG

Offers Over
£425,000

FEATURES

- Freehold
- Close to many local amenities
- Three ample sized bedrooms inc an ensuite
- Four Bathrooms
- Guest suite with ensuite
- Sought after LE5 location
- Extended Semi Detached House
- Modern Kitchen / Diner
- Large Garden
- Spacious entrance hallway



SETHS

3 Bedroom Extended Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

17'3" x 7'0"

Tiled flooring, radiator, staircase leading to first floor.

LIVING ROOM

23'9" x 11'9"

Carpeted, radiator, uPVC double glazed window, uPVC double glazed sliding doors leading to kitchen

KITCHEN / DINER

22'8" (max) x 20'4" (max)

Wall and base units with worktops over, 5 ring gas hob with extractor hood, sink with mixer tap and drainer, built-in double oven, integrated washing machine, integrated dryer, integrated dishwasher, space for fridge/freezer, tiled flooring, partly tiled walls, x3 uPVC double glazed windows, uPVC double glazed sliding doors leading to conservatory.

SHOWER ROOM

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

CONSERVATORY

16'0" x 11'6"

Laminate flooring, uPVC double glazed windows surround, uPVC French doors leading to rear garden

FIRST FLOOR

BEDROOM 1

21'11" x 11'9"

Vinyl flooring, radiator, fitted wardrobes and cupboards, uPVC double glazed window

BEDROOM 2

19'1" (max) x 11'7" (max)

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

ENSUITE

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

BEDROOM 3

11'8" x 10'7"

Carpeted, radiator, fitted wardrobes and cupboards, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, corner bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, towel radiator, extractor fan, x2 uPVC double glazed windows

OUTSIDE

To the front of the property is the potential to create a driveway for approx 3 cars (subject to the necessary consent) . To the rear of the property is a spacious, fairly low maintenance garden partly laid to lawn. To the far end of the garden, there are neatly maintained shrubs/fruit plants with a walkway leading to the guest suite.

GUEST SUITE

18'7" x 9'8"

Laminate flooring, radiator, uPVC double glazed window

GUEST SUITE ENSUITE

WC, wash hand basin with mixer tap and vanity units, shower cubicle, tiled flooring, tiled walls, extractor fan. uPVC double glazed window

ADDITIONAL INFO

Tenure: Freehold

EPC rating: B

Council Tax Band: A

Council Tax Rate: £1,605.15

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

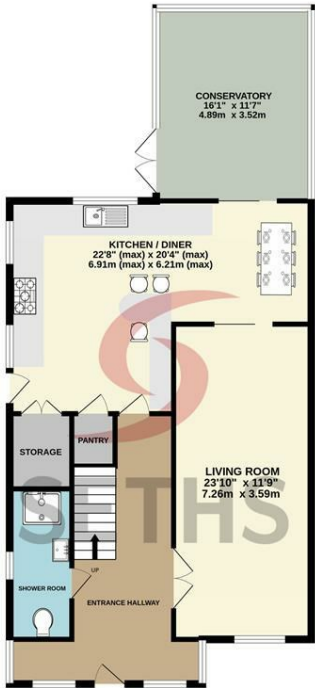
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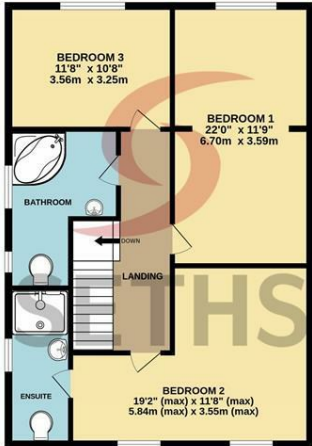
Council Tax Band

A

GROUND FLOOR



FIRST FLOOR



GUEST SUITE



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(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.

SETHS