

FOR SALE



TENNIS COURT DRIVE
HUMBERSTONE
LEICESTER
LE5 1AP

£349,950

FEATURES

- No chain
- Close to schools, shops and places of worship
- Semi-detached house
- 3 bedrooms
- Kitchen / diner
- Sought after location
- Off road parking for multiple cars
- Potential to extend (permission granted)
- Lounge
- Generous garden with outbuilding



 **SETHS**

3 Bedroom Semi - Detached house for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Carpeted, radiator, staircase leading to first floor, uPVC double glazed window.

LOUNGE

12'2" x 10'5"

Carpeted, radiator, fireplace, uPVC double glazed bay window.

KITCHEN / DINER

18'9" (max) x 12'2" (max)

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer taps and drainer, space for fridge / freezer, plumbing for washing machine, partly laminate / partly carpeted flooring, partly tiled walls, radiator, x3 uPVC double glazed windows, x2 uPVC double glazed doors leading to garden.

FIRST FLOOR

BEDROOM 3

8'3" x 7'9"

Carpeted, radiator, uPVC double glazed window.

BEDROOM 1

13'7" (max) x 10'7" (max)

Carpeted, radiator, uPVC double glazed bay window.

BEDROOM 2

11'5" (max) x 11'1"

Carpeted, radiator, uPVC double glazed window.

BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and

shower overhead, radiator, tiled flooring, partly tiled walls, x2 uPVC double glazed windows.

OUTSIDE

To the front of the property is a partly slabbed / partly paved driveway with space for 3 cars. To the rear of the property is a good sized garden mainly laid to lawn with the added benefit of a paved patio area and outbuilding.

OUTBUILDING

16'2" x 8'1"

Carpeted, x2 uPVC double glazed French doors.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: C

Council Tax Rate: £2,247.78

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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0116 266 9977

info@seths.co.uk

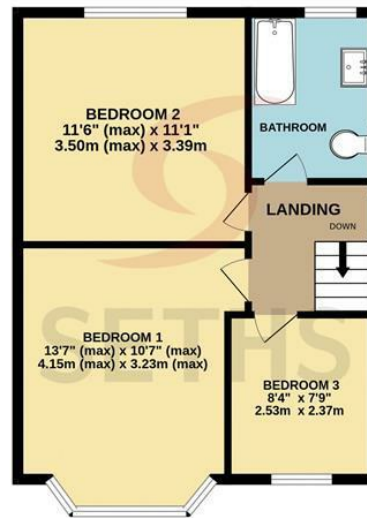
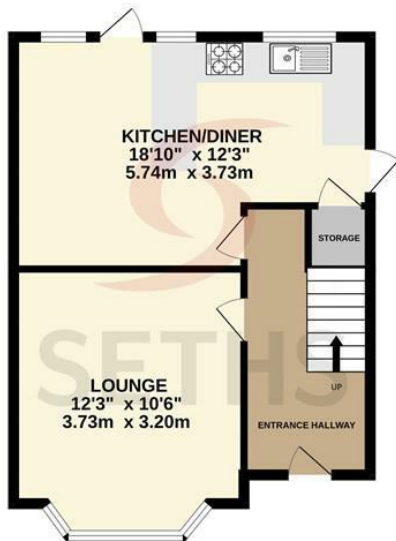
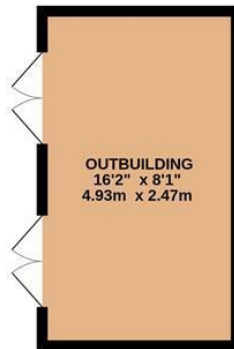
www.seths.co.uk

Council Tax Band

C

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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.

