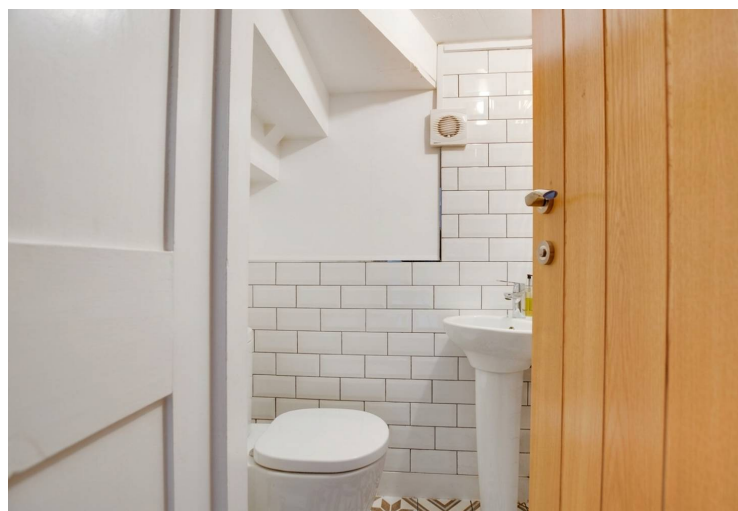
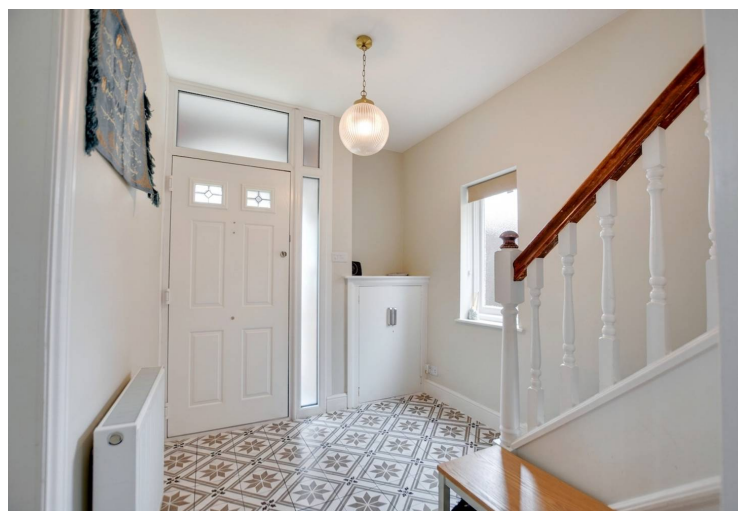




Stanley Drive, Humberstone

Offer Over £425,000 Freehold

Spacious 4-bed semi-detached home on a large plot. Features an extended open-plan kitchen, separate utility, stylish bathroom, loft conversion, driveway for 2 cars, and an extensive rear garden.





Entrance Hall

Features an enclosed porch, stairs to the first floor, a window to the side elevation, Minton covered tiled flooring, an under-stairs storage cupboard, and a radiator.

Ground Floor WC

4' 7" x 4' 3" (1.40m x 1.30m)

Includes a high-level WC, pedestal hand basin, extractor fan, partly tiled walls, tiled flooring and a heated chrome towel rail.

Living Room (Reception One)

14' 1" x 13' 9" (4.30m x 4.20m)

Features a double-glazed bay window to the front elevation, coving to the ceiling, and a radiator.

Reception Room Two

12' 10" x 11' 10" (3.90m x 3.60m)

Features double-glazed French doors to the rear elevation and a radiator.



Extended Kitchen / Dining Room

18' 4" x 10' 10" (5.60m x 3.30m)

Features two double-glazed windows on both sides, inset ceiling spotlights, a ceramic sink and drainer unit, a range of wall and bench units with work surfaces over, two built-in ovens, a gas hob with a filter hood over, a built-in dishwasher, a built-in fridge, a built-in microwave, tiled flooring, and a radiator.



Utility Room

8' 6" x 6' 7" (2.60m x 2.00m)

Features double-glazed French doors to the rear elevation, plumbing for a washing machine, space for a tumble dryer, space for additional large appliances, tiled flooring, and a radiator.

First Floor Landing

Window to the side elevation, stairs leading to the loft room and a radiator.

Bedroom One

14' 1" x 13' 0" (4.30m x 3.95m)

Features a double-glazed bay window to the front elevation with window blinds, and a radiator.

Bedroom Two

12' 10" x 12' 2" (3.90m x 3.70m)

Features a double-glazed window to the rear elevation and a radiator.

Bedroom Three

8' 10" x 7' 7" (2.70m x 2.30m)

Features a double-glazed window to the front elevation and a radiator.









Family Bathroom

8' 10" x 7' 10" (2.70m x 2.40m)

Features a double-glazed window to the rear elevation, a custom-built deep-soaking bath, a separate tiled shower cubicle with an overhead rain shower and handheld shower, a low-level WC, tiled walls, tiled flooring, an extractor fan, and a heated chrome towel rail.

Loft Conversion / Bedroom Four

12' 6" x 11' 2" (3.80m x 3.40m)

Features a landing area, storage cupboard, skylight window to the front elevation, built-in eaves storage, and a radiator.

Front Garden

Walled frontage with a gravelled area, paved path, outside lighting, EV charging point and covered porch

Rear Garden

Extensive, mainly lawned rear garden featuring a Minton-covered tiled seating area with an overhead canopy, outside lighting, a further paved patio with a gravelled area, established borders, mature hedging, trees to the perimeter, a storage shed, a covered barbecue area, a gate providing side access, an outdoor sink with hot and cold water, an outdoor tap, and outdoor sockets.

Driveway

Driveway capacity for 2 cars



Ground floor



1st floor



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is situated within close proximity to nearby schooling and a range of everyday amenities along nearby Uppingham Road or Tesco superstore in nearby Hamilton. Nearly bus links are also within reach running to and from Leicester City Centre with its professional quarters and train station.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.