

FOR SALE



# HERONGATE ROAD HUMBERSTONE LEICESTER LE5 0AW

## £599,950

### FEATURES

- Detached House
- Refurbished in 2022
- 4 Bedrooms inc ensuite
- Fitted Kitchen
- Spacious converted double garage + log cabin
- Sought after location
- Immaculate condition throughout
- Spacious Lounge / Diner
- Conservatory
- Low maintenance rear garden



 **SETHS**

# 4 Bedroom Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Porcelain tile flooring, oak wooden staircase leading to first floor, smart thermostat, access to downstairs WC

### LOUNGE / DINER

25'7" x 11'9"

Porcelain tile flooring, radiator, space for dining room, feature wall with x4 square recessed niche with LED lighting, door leading to kitchen, sliding patio doors leading to conservatory, uPVC double glazed box window

### KITCHEN

14'8" x 13'0"

Modern wall and base units with quartz worktops over, integrated 5 ring gas hob with extractor hood, built-in oven and microwave, inset stainless steel sink with mixer tap, integrated dishwasher, space for American fridge / freezer, breakfast bar, porcelain tile flooring, under counter lights, long standing radiator, pantry, uPVC double glazed window, uPVC double glazed door leading to rear garden

### OFFICE / STUDY

7'4" x 6'11"

Porcelain tile flooring, radiator, uPVC double glazed window

### CONSERVATORY

12'4" x 9'8"

Tiled flooring, low level brick walls surrounds with uPVC double glazed windows, uPVC double glazed French doors leading to rear garden, ceiling fan

### DOWNSTAIRS WC

WC, wash hand basin with mixer tap and vanity units, porcelain tile flooring, towel radiator, uPVC double glazed window

## FIRST FLOOR

## LANDING

With oak wooden flooring, oak banister with glass staircase panel, radiator, hatch with access to loft

### BEDROOM 1

12'5" x 11'9"

Oak wooden flooring, radiator, fitted wardrobes, ensuite, uPVC double glazed window

### ENSUITE

WC, wash hand basin with mixer tap and vanity units, walk-in shower cubicle with shower with thermostatic shower valve, shower niche with LED light, tiled flooring, tiled walls, towel radiator, uPVC double glazed window

### BEDROOM 2

14'2" x 12'0"

Oak wooden flooring, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 3

9'11" x 9'5"

Oak wooden flooring, radiator, uPVC double glazed window

### BEDROOM 4

9'0" x 7'7"

Oak wooden flooring, radiator, uPVC double glazed window

### SHOWER ROOM

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

### OUTSIDE

To the front of the property is a driveway with off road parking for 2 cars along with a OHME EV charging point (installed in November 2025).. There is also access to a



converted double garage which can be used as another reception room. To the rear of the property is a landscaped garden which offers a perfect balance of style and practicality, creating a low maintenance outdoor space ideal for modern living. A slabbed patio provides the perfect setting for outdoor dining and entertaining, with ample room for a large table and seating area. Beyond the patio, high-quality artificial grass delivers a lush, green appearance all year round without the upkeep of mowing or watering. A pergola adds character and a shaded retreat for relaxing in warmer months, while convenient access to a versatile log cabin offers additional space ideal for a home office, gym or peaceful garden hideaway.

#### CONVERTED DOUBLE GARAGE

18'0" x 17'7"

Laminate flooring, fitted storage cupboards, wall mounted air conditioner with heated function, x5 uPVC double glazed windows, uPVC double glazed door

#### LOG CABIN

18'4" x 10'1"

#### ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: E

Council Tax Rate: £2,942.77

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

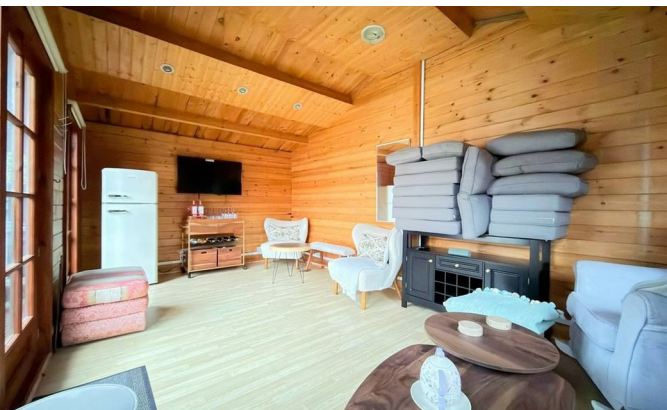
Broadband availability: Full Fibre Broadband





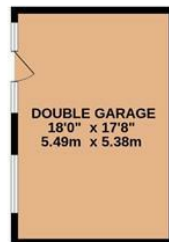
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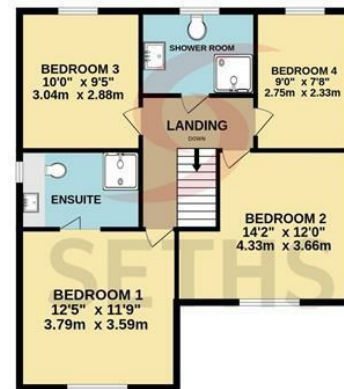


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GROUND FLOOR



1ST FLOOR



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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.

