



Herongate Road

Humberstone, Leicester, Leicestershire,
LE5 0AW

Offers Over £340,000

Spacious Detached property within the Humberstone area. The property is Close to local amenities, shops and schools also well presented throughout and must be viewed to truly appreciate the size and standard on offer. Please call Kings on 0116 352 7012.



Property Features

- 4 Bed Detached
- SOUGHT after LOCATION
- Close to local Amenities & Schools
- Ample off Road Parking
- SOLAR PANELS
- Conservatory
- Outer Brick Building
- uPVC Double Glazing
- Worcester Combi System
- Please call Kings on 0116 352 7012

Full Description

Very well presented throughout and provides deceptively spacious accommodation must be viewed to truly appreciate the size and standard on offer.

The property also benefits from off road parking for multi cars and make an ideal family home and day to day amenities are available in nearby within close proximity to Uppingham Road/Gipsy Lane with regular bus routes running to and from Leicester city centre.

The are 4 Bedrooms with the Master benefitting from having a Ensuite shower room, x3 Seating areas, Large Kitchen/Diner, Brick built outer building, Garden, off Road Parking and Solar Panels.

Early viewing is highly recommended. must be viewed to truly appreciate the size and standard of accommodation on

offer.

Please call Kings on 01163527012.

PORCH

5' 2" x 6' 6" (1.59m x 2.0m)

uPVC double glazed window, uPVC door, Ceiling light, Vinyl laid to floor.

ENTRANCE HALL

2' 10" x 8' 4" (0.87m x 2.56m)

uPVC Entrance door, Wood panel doors leading to lounge and bathroom, Radiator, Ceiling light, Vinyl laid to floor.

DOWNSTAIRS W/C

4' 6" x 3' 1" (1.39m x 0.96m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Vinyl laid to floor, Full tiled walls, Low level W/C and Inset wash basin with Stainless Steel mixer tap.

LOUNGE

19' 10" x 13' 7" (6.06m x 4.16m)

uPVC double glazed window, uPVC Sliding doors, Wood panel door, Radiator, Electric fire, Ceiling light, Carpet laid to floor.

KITCHEN

9' 4" x 15' 11" (2.85m x 4.86m)

uPVC sliding door leading to conservatory, uPVC double glazed window, Radiator, ceiling lights, Ceramic



tiles laid to floor, 4 hob gas cooker with matching canopy extractor, Full range of fitted Eye to Base level kitchen units with worktop, Complementary splash back tiles, Inset stainless steel sink with Stainless Steel/Chrome mixer tap, Space for Fridge, Dish washer and Washing machine.

CONSERVATORY

16' 4" x 9' 1" (5.0m x 2.79m)

uPVC double glazed window, uPVC door leading to garden, 2x sliding doors leading to kitchen and lounge area, Radiator, Inset ceiling light, Ceramic tiles laid to floor.

SITTING ROOM

13' 7" x 17' 0" (4.16m x 5.19m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

LANDING

Wood panel doors leading to upstairs rooms, Radiator, Ceiling light, Carpet laid to floor.

BEDROOM 1

12' 3" x 11' 10" (3.74m x 3.61m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor, fitted cupboards.

ENSUITE

7' 6" x 6' 5" (2.30m x 1.98m)

uPVC double glazed window, Wood panel door,



Radiator, Ceiling lights, Ceramic tiles laid to floor, Half tiled walls, Stand alone shower, Low level W/C and Inset wash basin with Stainless Steel mixer tap.

BEDROOM 2

7' 10" x 9' 6" (2.4m x 2.90m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

BATHROOM

6' 3" x 6' 9" (1.93m x 2.08m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling lights, Vinyl laid to floor, Full tiled walls, 3 piece Bathroom suite Plastic panel bathtub with Stainless Steel/Chrome mixer tap, Low level W/C and Inset wash basin with Stainless Steel/Chrome mixer tap.

BEDROOM 3

9' 6" x 5' 2" (2.90m x 1.59m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Sky Light Window, Carpet laid to floor.

BEDROOM 4

13' 3" x 8' 7" (4.05m x 2.62m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

OUTHOUSE RIGHT FROM FRONT

10' 3" x 17' 3" (3.13m x 5.28m)

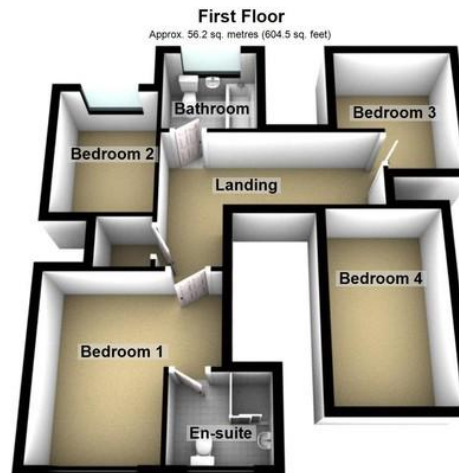
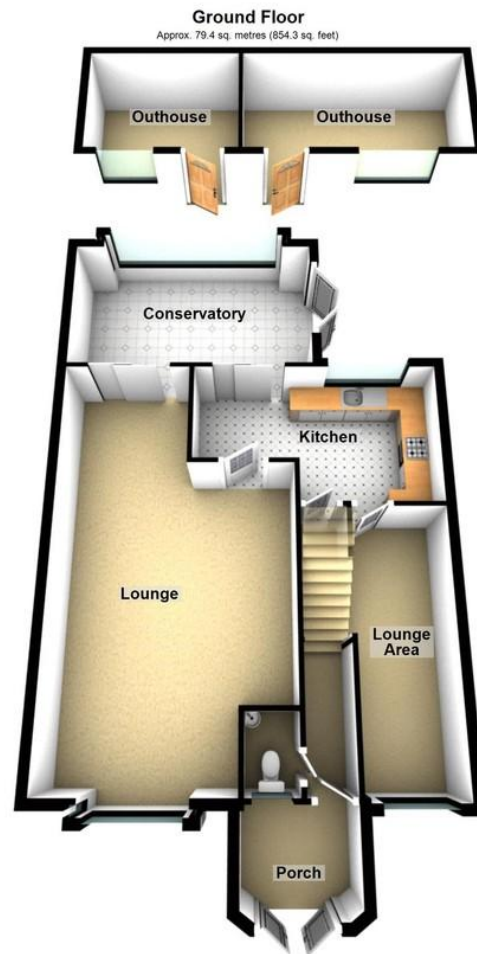
uPVC double glazed window, uPVC door, Ceiling light

OUTHOUSE LEFT FROM FRONT

9' 2" x 11' 8" (2.81m x 3.58m)

uPVC double glazed window, uPVC door, Ceiling light, Laminate laid to floor, fitted units for second kitchen area.





Total area: approx. 135.5 sq. metres (1458.8 sq. feet)

Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

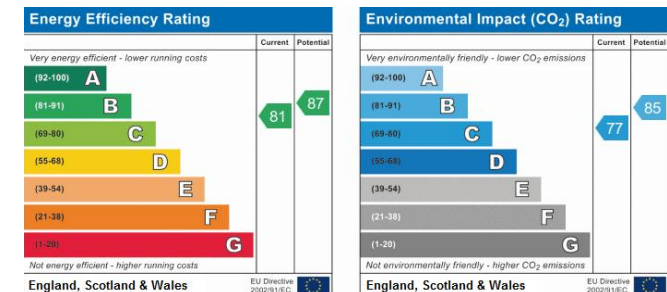
A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band

Viewings: By appointment only



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Agents Note: Whilst every care has been taken to prepare these sales 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.

