



Humberstone Drive

Humberstone, Leicester, Leicestershire ,
LE5 0RF

Offers Over £360,000

EXTENDED family home in the highly desirable area of Humberstone. VERY WELL PRESENTED throughout and must be viewed to fully appreciate the accommodation on offer. Please call Kings on 0116 352 7012 to view



Property Features

- Extended Semi-Detached
- SOUGHT after LOCATION
- Close to Amenities and Schools/Colleges
- MODERNISED THROUGHOUT
- uPVC Double Glazing
- Gas Central Heating
- Ample off Road Parking
- Garden
- Please call Kings on 0116 352 7012

Full Description

Kings are delighted to present this 5 bed extended semi-detached home in the highly desirable area of Humberstone. Very well presented throughout and must be viewed to fully appreciate the accommodation on offer.

The property comprises of Lounge and separate Dining Room, Modern fitted Kitchen with integrated appliances, 5 Bedrooms, Designer Bathroom plus additional 3 bathrooms, Garden to the Rear, off Road Parking for multiple cars.

Close to places of Worships, Schools including Humberstone Infant Academy/Falcons Primary School/Northfield House Primary Academy/Keyham Lodge School.

Close to local amenities located on Uppingham Road and

close situated to Tesco Hamilton Superstore.

Must be viewed to fully appreciate, but please call Kings on 0116 352 7012 to view.

Wood front door, Wood panel doors leading to Kitchen/Dining Room and Lounge, Radiator, Ceiling light, Staircase leading to 1st floor, Wood flooring.

LOUNGE/DINER

23' 11" x 11' 11" (7.31m x 3.64m)

uPVC double glazed bay window to the front, Wood panel door, uPVC French doors leading into Rear Garden, Radiator, Ceiling light, Carpet laid to floor.

DINING ROOM

15' 5" x 10' 10" (4.71m x 3.32m)

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

KITCHEN

11' 4" x 10' 6" (3.47m x 3.22m)

uPVC door leading to Garden, uPVC double glazed window, Radiator, Inset 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 sink with Chrome mixer tap, Space for Fridge and Washing machine.

BEDROOM 5

11' 0" x 7' 3" (3.36m x 2.21m)

uPVC double glazed window, Wood panel door,



Radiator, Ceiling light, Wood Laminate laid to floor.

WC

uPVC double glazed window, Wood panel door, Towel rail, Ceiling lights, Ceramic tiles laid to floor, Full tiled walls, Low level W/C and Inset wash basin with Chrome mixer tap.

BEDROOM 1

12' 7" x 10' 11" (3.85m x 3.35m)

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

BEDROOM 2

12' 7" x 11' 11" (3.85m x 3.64m)

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

BEDROOM 3

15' 0" x 7' 6" (4.59m x 2.30m)

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

ENSUITE

7' 4" x 4' 9" (2.24m x 1.46m)

uPVC double glazed window, Wood panel door, Towel rail, Ceiling lights, Ceramic tiles laid to floor, Full tiled walls, Walk in shower cubicle with Chrome mixer tap, Low level W/C and Inset wash basin with Chrome mixer tap.

BATHROOM

7' 9" x 6' 10" (2.37m x 2.10m)



uPVC double glazed window, Wood panel door, Towel rail, Ceiling lights, Ceramic tiles laid to floor, Full tiled walls, Corner bathtub with Chrome mixer tap, Low level W/C and Vanity wash basin with Chrome mixer tap.

BEDROOM 4

12' 11" x 10' 9" (3.96m x 3.28m)

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

BATHROOM

7' 3" x 6' 1" (2.21m x 1.87m)

Velux window, Wood panel door, Towel rail, Ceiling lights, Ceramic tiles laid to floor, Full tiled walls, Corner bathtub with Chrome mixer tap, Low level W/C and Vanity wash basin with Chrome mixer tap.

SNUG

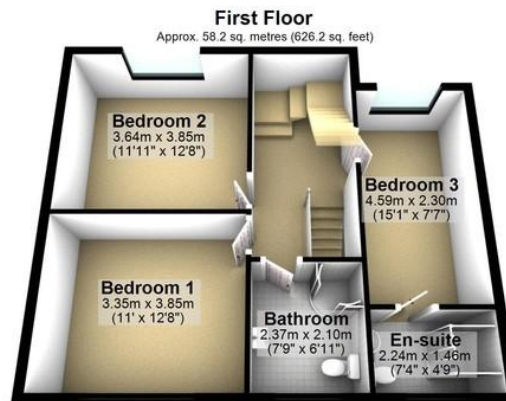
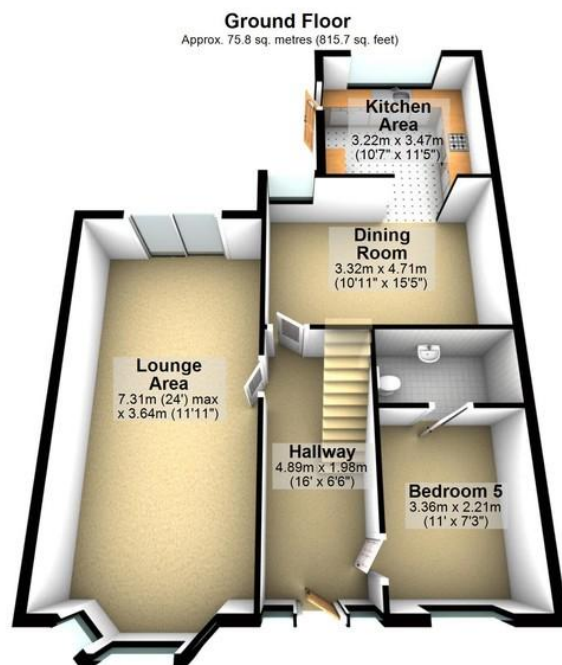
10' 10" x 6' 10" (3.32m x 2.10m)

Velux Window, Radiator, Ceiling light, Access to storage area, Carpet laid to floor.

OUTSIDE

Private enclosed garden which is mainly laid to lawn with decking area which is great for entertaining friends & family with wood fenced surroundings. Outer storage room.





Total area: approx. 168.7 sq. metres (1815.6 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

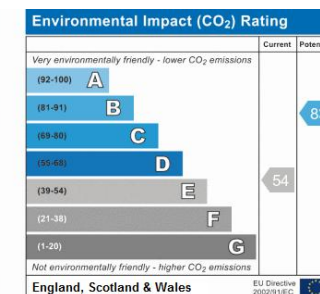
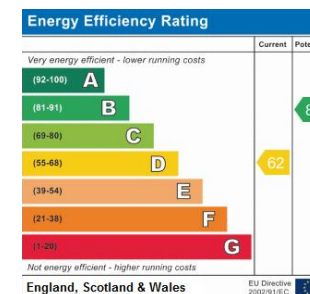
A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band C

Viewings: By appointment only



297 Uppingham Road,
Leicester, Leicestershire,
LE5 4DG

www.kingsstateuk.com
info@kingsstateuk.com
0116 352 7012

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

