



JAMES  
SELICKS

4 HERONGATE ROAD

HUMBERSTONE, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES





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## 4 Herongate Road

Off Humberstone Drive  
Leicester LE5 0AW

A beautifully presented four bedroom, two bathroom detached family home positioned on a wide plot thought suitable for extension subject to the necessary planning consents.

Entrance hall | cloakroom | study | sitting room | refitted dining kitchen | utility room | dining room | four bedrooms | en-suite | family bathroom | lawned front gardens | tarmac driveway | double garage | large lawned side and rear gardens | EPC - D

### LOCATION

The property is located approximately three miles east of the city centre, giving good access to the professional quarters, together with local neighbourhood shopping facilities found nearby at Humberstone village, Uppingham Road and Hamilton.

### ACCOMMODATION

The property is entered via a double glazed front door with window to side leading into the entrance hall housing the stairs to the first floor, cloaks cupboard and a cloakroom with a two piece comprising low flush WC and an inset wash hand basin with cupboards under. The study has a fitted desk and uPVC double glazed window to front. The sitting room has a gas living flame effect fire with marble hearth and back, painted surround and uPVC double glazed window to front. The refitted dining kitchen has a range of cream urban gloss fronted eye and base level units, a stainless steel one and a quarter bowl sink with mixer tap over, an Indesit double oven, an integrated fridge, freezer and dishwasher,

four-ring gas hob with stainless steel and glass extractor, polished porcelain floor and a uPVC double glazed window and double doors to the rear. The utility room has a range of base level units, plumbing for washing machine, space for a condenser dryer, polished porcelain flooring and double glazed door to the side. The dining room has double glazed sliding patio doors to the rear.

The first floor landing houses the airing cupboard. The master bedroom has built-in wardrobes, a uPVC double glazed window to front and an en-suite with a three piece suite comprising an enclosed WC, inset wash hand basin with cupboards under, a double shower cubicle and two uPVC double glazed windows to the side and rear. Bedroom two has built-in wardrobes and a uPVC double glazed window to the front. Bedroom three has built-in wardrobes and uPVC double glazed window to the rear. Bedroom four has built-in wardrobes and uPVC double glazed window to the rear. The bathroom has a white three piece suite comprising enclosed WC, inset wash hand basin with cupboards under, a panelled bath shower over and a uPVC double glazed window to the rear.

### OUTSIDE

To the front of the property is a tarmac driveway, lawned gardens and a brick built double garage with twin doors. To the rear and side of the property are large patio areas and lawned gardens with mature trees.

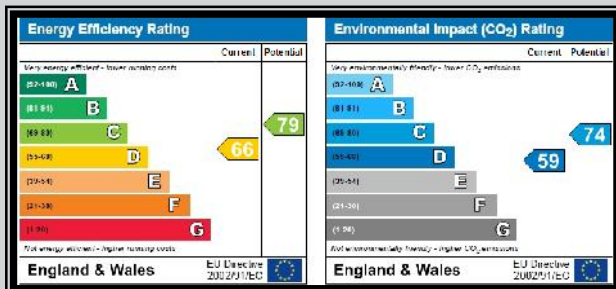
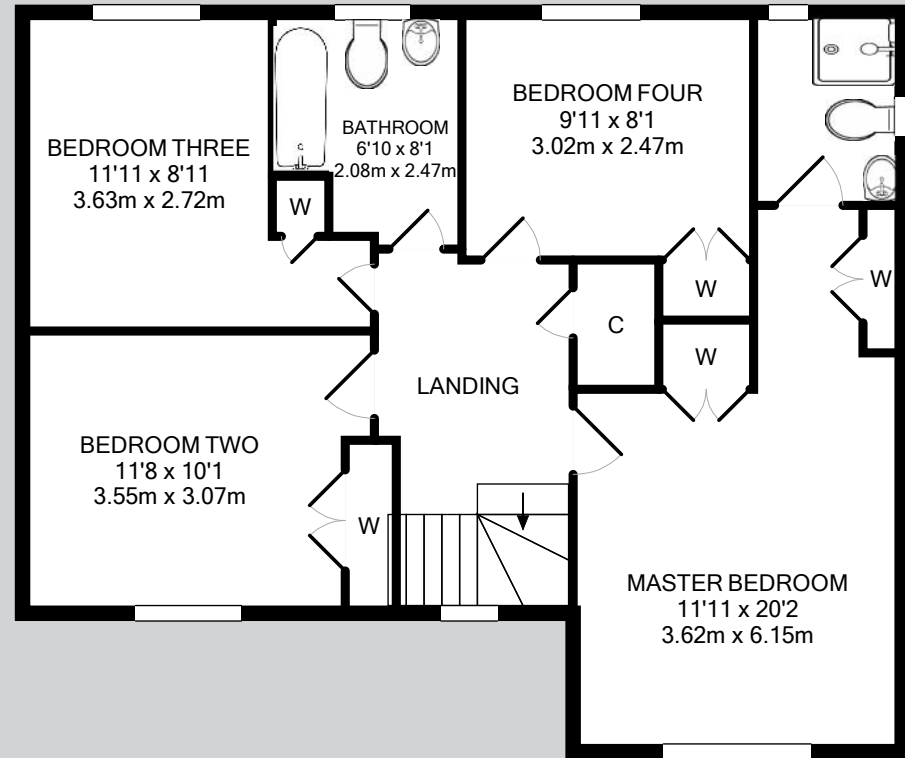
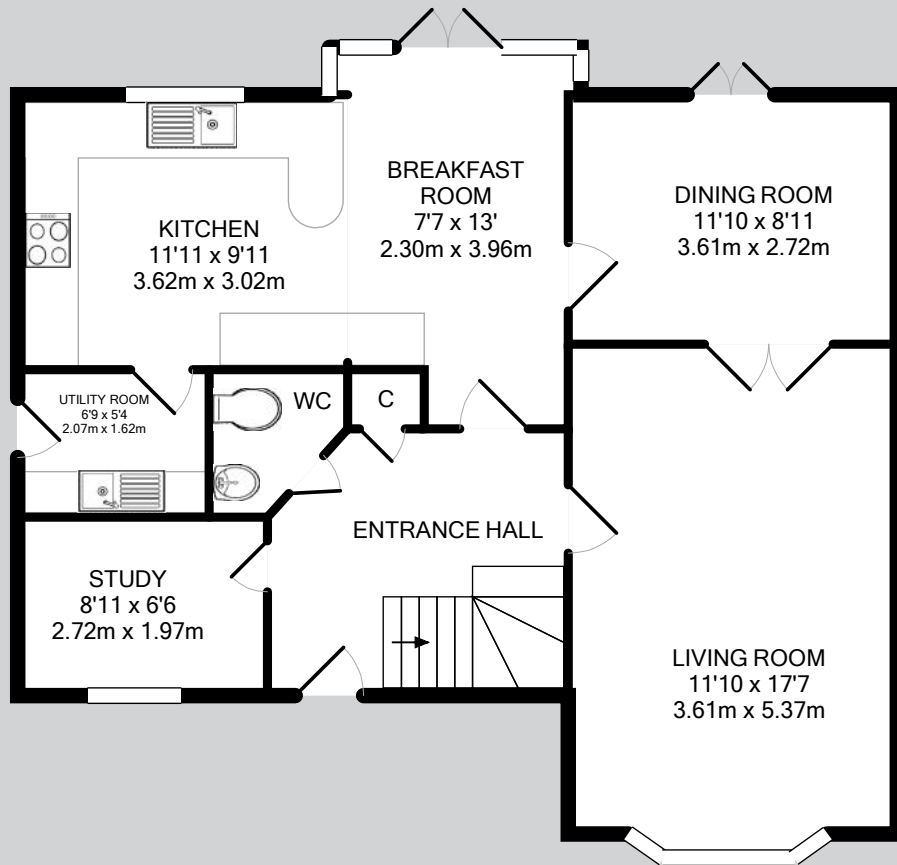
### DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction, eventually taking a left hand turn into Humberstone Drive and left again onto Herongate Road where the property can be located on the left hand side.









**4 Herongate Road, Off Humberstone Drive, Leicester LE5 0AW**

**Total Approximate Gross Internal Floor Area = 1510 SQ FT / 140 SQ M**

Measurements are approximate.  
Not to scale.  
For illustrative purposes only.





**JAMES SELICKS**

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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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