



Hallaton Road

Humberstone, Leicester, Leicestershire,
LE5 0PX

Guide Price £300,000

Kings are delighted to present this LOVELY 4 bedroom SEMI-DETACHED house for sale in the very sought after area of HUMBERSTONE. In close proximity to lots of local amenities including great schools, shops/businesses, many different places of worship and great city centre access with easy access to transport links.

CALL KINGS FOR VIEWINGS NOW



Property Features

- LOVELY FAMILY HOME
- Close to Local Amenities
- VERY SOUGHT AFTER LOCATION
- Semi-Detached
- NO CHAIN!!!
- Rear Garden
- OFF ROAD PARKING
- UPVC Double Glazed Throughout
- Great City Centre Access
- CALL KINGS NOW

Full Description

Kings are delighted to present this LOVELY 4 bedroom SEMI-DETACHED house for sale in the very sought after area of HUMBERSTONE.

In close proximity to lots of local amenities including great schools such as Humberstone Infant and Junior Academy, Falcons Primary School and Merrydale Infant and Junior School, shops and local businesses located on Uppingham road, many different places of worship and great city centre access with easy access to transport links.

CALL KINGS FOR VIEWINGS NOW

ENTRANCE HALL 13' 11" x 4' 9" (4.25m x 1.46m)

Front door leading into entrance hall with ceramic tiles laid to floor, ceiling light, radiator fitted to wall, wooden doors leading into adjacent rooms and carpeted stairs

leading up to first floor.

LIVING ROOM 13' 11" x 9' 7" (4.25m x 2.93m)

Wooden door leading into living room with carpet laid to floor, ceiling light, radiator fitted to wall, under stairs storage with wooden door, UPVC double glazed window and bay window.

KITCHEN/DINER 14' 1" x 13' 11" (4.30m x 4.25m)

Wooden door leading into kitchen/diner with ceramic tiles laid to floor, ceiling light and inset lights, radiator fitted to wall, fitted gloss units with granite effect worktops, an island in the middle of the kitchen with integrated electric oven and 4 hob gas stove, extractor fan fitted to ceiling, integrated dishwasher and fridge-freezer, stainless steel one and a half bowl sink with mixer tap, UPVC window, 2 Velux ceiling windows and UPVC double glazed French style patio doors leading out into rear garden.

W/C 5' 10" x 4' 7" (1.80m x 1.40m)

Wooden door leading into W/C with ceramic tiles laid to floor, ceiling light, radiator fitted to wall, hand wash basin, W/C and UPVC window.

BEDROOM 1 13' 11" x 12' 5" (4.25m x 3.79m)

Wooden door leading into bedroom 1 with carpet laid to floor, ceiling light, radiator fitted to wall, fitted wardrobes with wooden doors and 2 UPVC double glazed windows.

BEDROOM 2 13' 11" x 6' 6" (4.25m x 2.00m)



Wooden door leading into bedroom 2 with carpet laid to floor, ceiling light, radiator fitted to wall and 2 UPVC double glazed windows.

SHOWER ROOM 6' 6" x 4' 11" (1.99m x 1.52m)

Wooden door leading into shower room with ceramic tiles laid to floor, ceiling light, heated towel rail fitted to wall, shower cubicle with glass door and shower fitted to wall, hand wash basin, W/C and UPVC double glazed window.

BEDROOM 3 13' 11" x 11' 3" (4.25m x 3.45m)

Wooden door leading into bedroom 3 with carpet laid to floor, ceiling light, radiator fitted to wall and 2 UPVC double glazed windows.

BEDROOM 4 13' 11" x 6' 6" (4.25m x 2.00m)

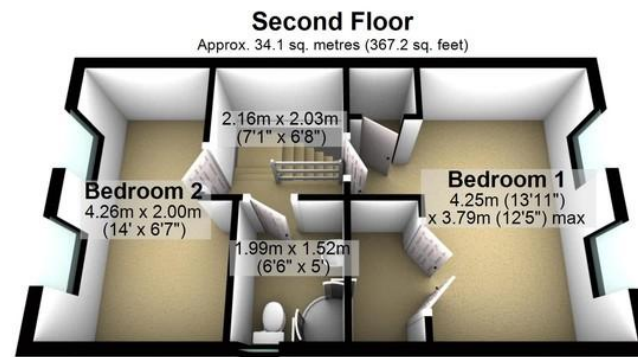
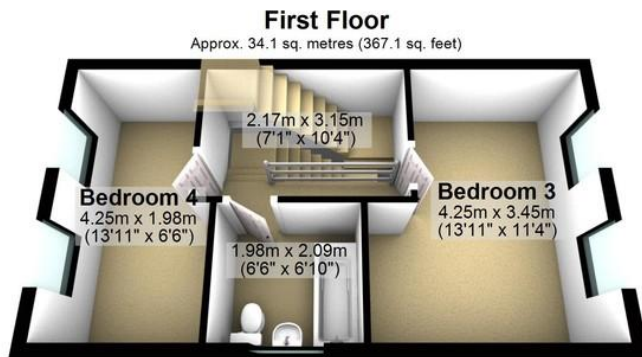
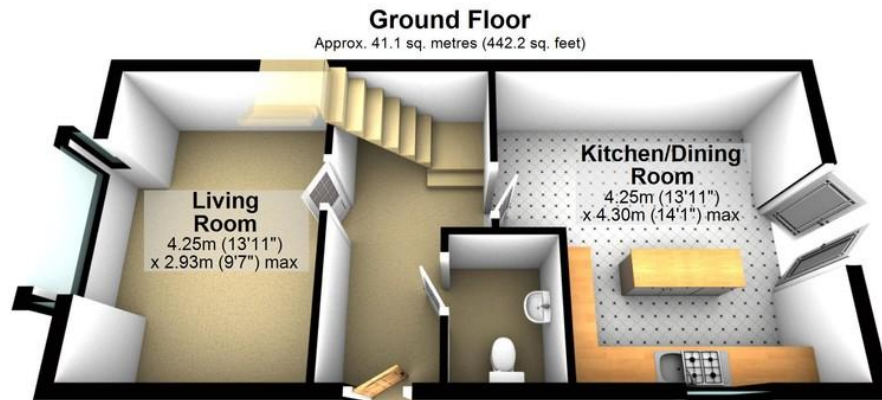
Wooden door leading into bedroom 4 with carpet laid to floor, ceiling light, radiator fitted to wall and 2 UPVC double glazed windows.

BATHROOM 6' 10" x 6' 5" (2.09m x 1.98m)

Wooden door leading into bathroom with ceramic tiles laid to floor, walls half tiled, ceiling light, heated towel rail fitted to wall, plastic panel bath tub with shower fitted to wall, hand wash basin, W/C and UPVC double glazed window.

OUTSIDE To the front of the property there is off road parking for multiple cars and a wooden gate allowing access to the rear garden. The rear garden is fully enclosed with wooden fencing, laid to lawn with a patio area for seating.





Total area: approx. 109.3 sq. metres (1176.5 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		



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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 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

