




SETHS
THINK PROPERTY...THINK SETHS

Uppingham Road
Humberstone, Leicester

£480,000

www.seths.co.uk

OPEN TO OFFERS

This four bedroom Link Detached property is located on the sought after UPPINGHAM ROAD and is offered to the market with NO CHAIN. Situated on a good sized plot, the property provides ample parking space to the front along with accommodation which spreads over three storeys.

Contact Seths to register your interest

GROUND FLOOR

ENTRANCE HALL

LOUNGE 22' 11" x 14' 9" (7.00m x 4.50 (to bay)m) Carpeted, x2 radiators, Gas fireplace, x2 uPVC double glazed bay windows

SITTING ROOM 17' 10" x 8' 10" (5.44m x 2.71m) Carpeted, Radiator, Sliding door to conservatory, Opening to kitchen

KITCHEN 14' 0" x 13' 0" (4.27 (max)m x 3.97m) Wall and base units with worktops over, Sink with mixer tap, 4 ring electric hob with extractor hood, In-built oven / grill, Integrated dishwasher, Tiled flooring, Partly tiled walls, Pantry, Single glazed window

CONSERVATORY 17' 1" x 8' 8" (5.22m x 2.65m) Carpeted, Space for fridge / freezer, Access to downstairs WC, Sliding door to rear garden

WC WC, Wash hand basin, Single glazed window



FIRST FLOOR

BEDROOM 2 12' 2" x 10' 10" (3.72m x 3.32m) Carpeted, Radiator, Fitted wardrobes, French door to Juliet balcony

BEDROOM 3 12' 2" x 9' 7" (3.72m x 2.93m) Carpeted, Radiator, Fitted wardrobes, Wash hand basin, French door to Juliet balcony



BEDROOM 4 11' 6" x 9' 0" (3.52m x 2.75 (max)m)
Carpeted, Radiator, French door overlooking the garden

BATHROOM WC, Wash hand basin, Corner bathtub, Tiled flooring, Tiled walls, Radiator, uPVC double glazed window

SECOND FLOOR

BEDROOM 1 14' 11" x 13' 9" (4.56m x 4.20m)
Carpeted, Radiator, Fitted wardrobes, x2 uPVC double glazed windows, Ensuite

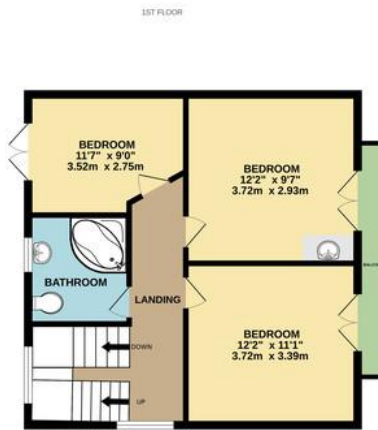
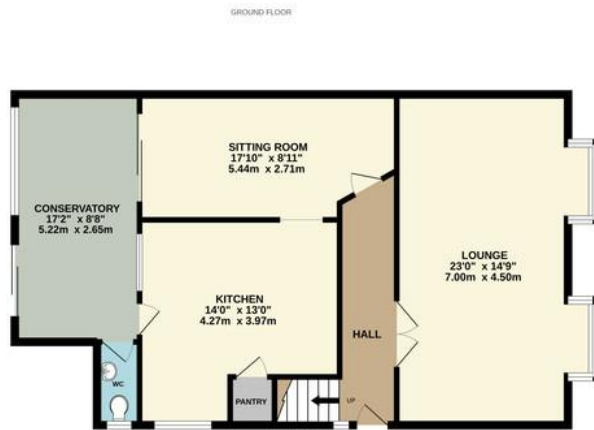
ENSUITE WC, Double vanity sink, Shower cubicle, Tiled flooring, Extractor fan

OUTSIDE To the front of the property is a driveway with space for multiple cars. The

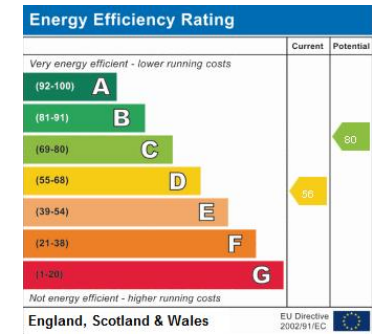
driveway leads up to a single, detached garage. To the rear of the property is a good sized garden mainly slabbed with brick walls / wooden fence surrounds.

COUNCIL TAX BAND - D





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Reference:
Uppingham Road

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