



320 Humberstone Lane, Leicester

Leicester

£270,000



## 320 Humberstone Lane

Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- ESTABLISHED SEMI DETACHED HOME
- LOUNGE/DINING ROOM, KITCHEN & CONSERVATORY
- THREE BEDROOMS & BATHROOM
- AMPLE PARKING & GOOD SIZED REAR GARDEN
- GAS HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN
- EASY ACCESS LOCAL FACILITIES
- IDEAL FOR GROWING FAMILY



#### **DETAILED ACCOMMODATION**

UPVC sealed double glazed door leading to;

#### **ENTRANCE PORCH**

6' 2" x 5' 7" (1.88m x 1.70m)

Radiator, UPVC sealed double glazed door leading to;

#### **ENTRANCE HALL**

Stairs leading to first floor accommodation, under stairs cupboard.

#### **LOUNGE/DINING ROOM**

27' 10" x 10' 10" (8.48m x 3.30m)

Radiators, UPVC sealed double glazed bay window to front aspect, display fire surround, central arch, TV point, sealed double glazed sliding patio door to;

#### **CONSERVATORY**

14' 8" x 11' 10" (4.47m x 3.61m)

UPVC sealed double glazed door and window to rear aspect, door leading to utility area

#### **KITCHEN**

8' 4" x 7' 4" (2.54m x 2.23m)

Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, UPVC sealed double glazed door and window to rear aspect.

#### **CLOAKROOM/UTILITY**

Wash hand basin and low level WC, plumbing for washing machine.

#### **FIRST FLOOR LANDING**

UPVC sealed double glazed window

#### **BEDROOM 1**

13' 0" x 10' 10" (3.96m x 3.30m)

UPVC sealed double glazed window, radiator, fitted wardrobe.

#### **BEDROOM 2**

12' 0" x 8' 5" (3.66m x 2.56m)

Radiator, UPVC sealed double glazed window, access





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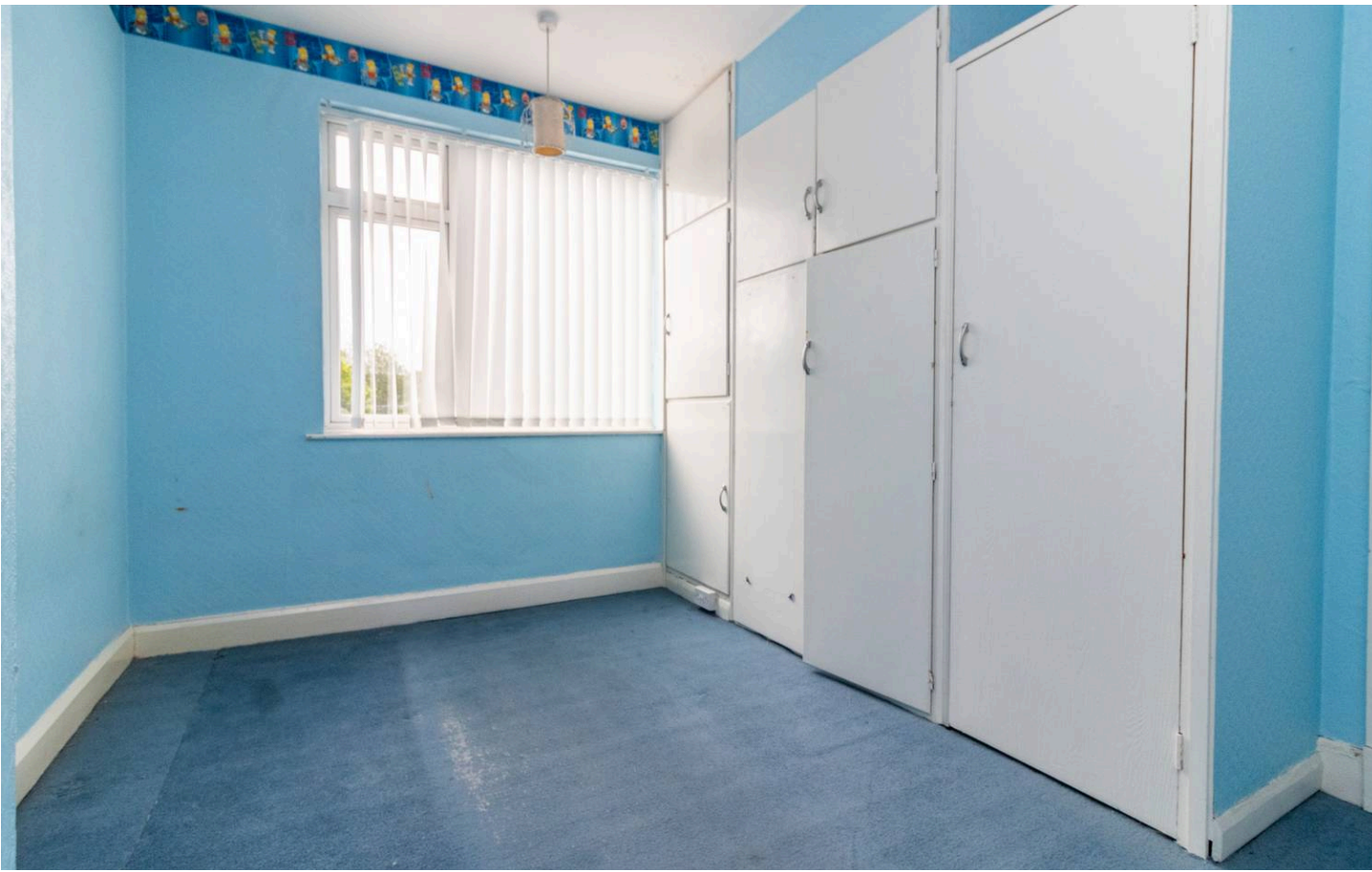
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#### **BEDROOM 2**

12' 0" x 8' 5" (3.66m x 2.56m)

Radiator, UPVC sealed double glazed window, access





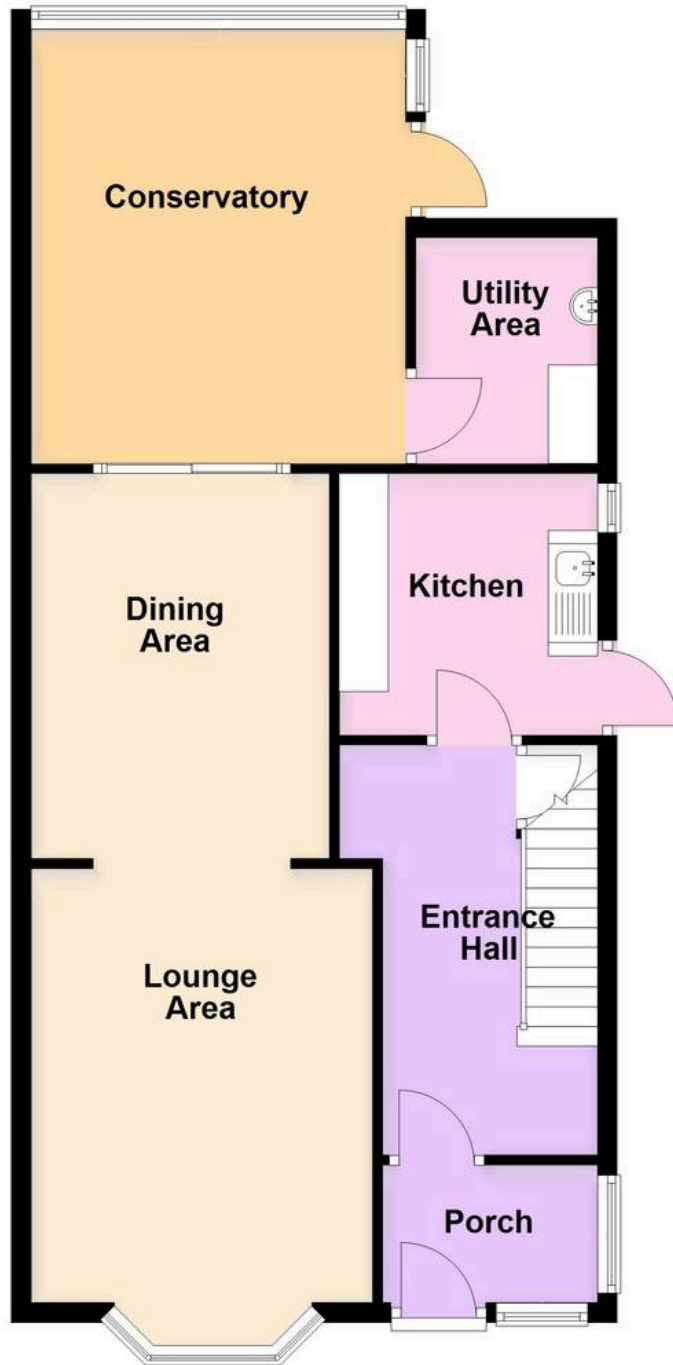
**REAR GARDEN**

**OFF STREET**

1 Parking Space



### Ground Floor



### First Floor





## Moore & York

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