

FREEHOLD



House - Townhouse (EPC Rating: C)

Elmdon Drive, Humberstone, Leicester, LE5 0BN

PRICE:

£250,000

 SETHS

 3  3  1  C

# 3 Bedroom House - Townhouse located in Leicester

## \*\*\* THREE BEDROOM TOWNHOUSE - EN SUITE - PARKING \*\*\*

Beautiful character property located on Elmdon Drive, Humberstone. Converted within the last 6 years, this 3-bedroom townhouse offers modern living with an en suite and allocated parking for two vehicles.

The property briefly comprises a lounge, fitted kitchen, and W/C on the ground floor. On the first floor, there are three ample bedrooms, including a master bedroom with an en suite and two bedrooms with fitted wardrobes. There is also a family bathroom on this floor.

Additional features include double glazing, gas central heating, and high ceilings. Viewing is highly recommended.

### ENTRANCE HALL

Carpeted flooring, radiator, stairs leading to the first floor, providing access to all rooms on the ground floor, store cupboard.

### W/C

Vinyl flooring, radiator, toilet, wash hand basin

### LOUNGE

18'7" x 11'0"

Carpeted flooring, 2X double-glazed, windows facing the front aspect, radiator. access into the garden.

### KITCHEN

10'4" x 7'8"

Tiled flooring, base and eye level units, integrated four-ring gas burner with oven and extractor over, plumbing and space for a washing machine, spotlighting, integrated fridge and freezer.

### FIRST FLOOR

### LANDING

Carpeted flooring, provides access to all rooms on the first floor and a storage cupboard located over the stairs.

### BEDROOM 1

12'7" x 9'1"

Carpeted flooring, radiator, 2X double-glazed windows facing the front aspect, in-built cupboards, and access to the ensuite.

### EN SUITE

Vinyl flooring, toilet, wash hand basin, standing shower unit, standard radiator, wash hand basin.

### BEDROOM 2

9'6" x 9'1"

Double-glazed window facing the front aspect, radiator, carpeted flooring, and inbuilt wardrobes.

### BEDROOM 3

8'6" x 8'3"

Carpeted flooring, radiator, double glazed window facing the front aspect/

### BATHROOM

Vinyl flooring, standing radiators, toilet, wash hand basin, polyvinyl bathtub, partially tiled walls.

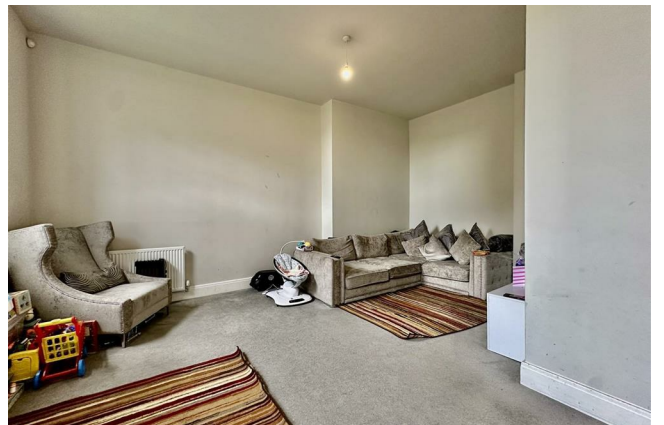
### OUTSIDE

### FREEHOLD

### COUNCIL TAX BAND - B

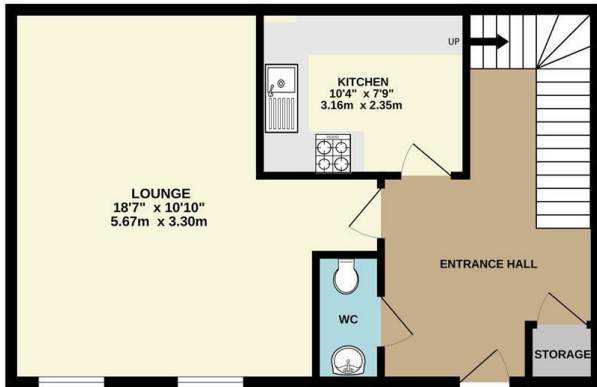
### ADDITIONAL INFORMATION



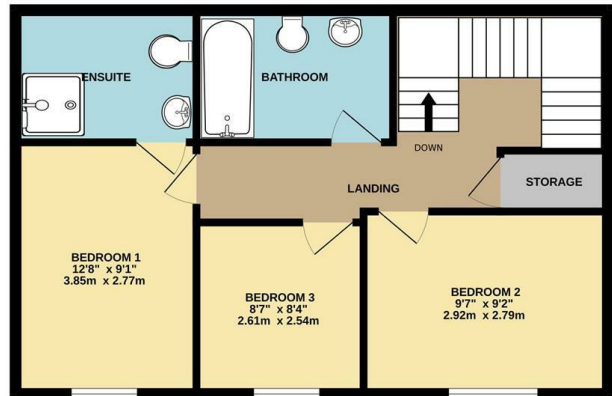




GROUND FLOOR



1ST FLOOR

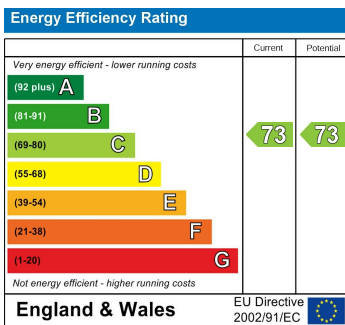


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

**B**

Energy Performance Graph



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