



  
**SETHS**  
THINK PROPERTY...THINK SETHS

**Havencrest Drive**  
Off Scraftoft Lane, Humberstone

**Offers Over £275,000**

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**\*\*IMMACULATE CONDITION\*\***

Seths are delighted to bring to market this stunning 3 Bedroom Semi Detached property located in HUMBERSTONE. Having been maintained to a very high standard by the current vendors, this property is ready to move into and would be ideal for a first time buyer. In brief, the property comprises of an Entrance Hallway, Lounge, Fitted Kitchen / Diner, Conservatory, 3 Bedrooms and a Family Bathroom. The property has the added benefit of a driveway for 2 cars and a spacious garden.

Viewings by appt only

**GROUND FLOOR**

**ENTRANCE HALLWAY** Tiled flooring with underfloor heating, Radiator, Staircase leading to first floor, uPVC Double Glazed Window

**LOUNGE** 14' 11" x 10' 3" (4.56m x 3.13m)  
Carpeted, Radiator, uPVC Double Glazed Bay Window

**KITCHEN / DINER** 15' 3" x 14' 10" (4.65m x 4.54 (max)m) Beautifully presented fitted kitchen with base level cupboards and drawers with worktops over, Wall mounted eye level cupboards, Inset bowl sink with drainer and mixer quooker tap, Integrated fridge / freezer, Integrated & Pyrolytic oven / microwave / grill, Integrated dishwasher, Space for washing machine, 4 ring gas hob with extractor hood over, Space for Dining / Breakfast area. Tiled flooring with underfloor heating,



Sliding patio door leading to conservatory. Pantry, Long standing radiator, Spotlights, uPVC Double Glazed Window

**CONSERVATORY** 15' 0" x 9' 6" (4.59m x 2.91m)  
Laminate flooring, Electric radiator, French doors to rear garden, uPVC Double Glazed Window





## FIRST FLOOR

**BEDROOM 1** 12' 1" x 10' 4" (3.69m x 3.17m)  
Carpeted, Radiator, uPVC Double Glazed Window

**BEDROOM 2** 11' 4" x 8' 0" (3.46m x 2.44m)  
Carpeted, Radiator, uPVC Double Glazed Window

**BEDROOM 3** 8' 5" x 6' 11" (2.59m x 2.11m)  
Carpeted, Radiator, uPVC Double Glazed Window

**BATHROOM** Tiled walls and flooring, WC, Wash Hand Basin with mixer taps, Bathtub with shower overhead, Towel Radiator, Spotlights, Extractor fan, uPVC Double Glazed Window

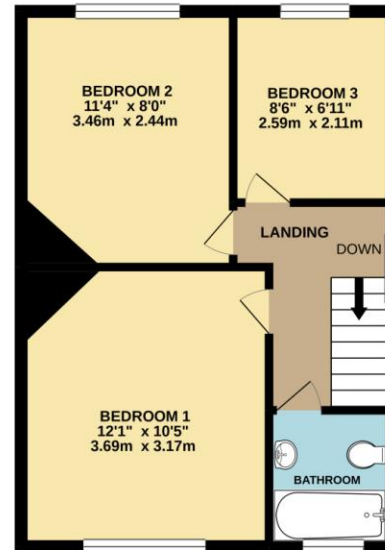
**OUTSIDE** To the front of the property is a driveway for 2 cars. To the rear is a spacious garden mainly grassed with wooden fence surrounds. There is also the added benefit of a storage shed.



GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.1 sq.m.) approx.

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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