





SETHS

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Freeman Road North

Humberstone, Leicester

Offers over £270,000

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A superb three bedroom mid terrace located in the popular spinney hills area just off Uppingham Road. The property is within walking distance to local facilities and amenities such as shops and places of worship. The property comprises of two reception rooms, a kitchen, utility room, three bedrooms and three piece family bathroom, Viewing is essential to appreciate the size of accommodation on offer,



ENTRANCE HALL
Enter through the front UPVC door into the entrance hallway. This grants access to two reception rooms and is also where the stairs are located that rise to the first floor landing.

RECEPTION ROOM
14' 6" x 9' 1" (4.42m x 2.77m)
The front reception room boasts a Bay window to the front aspect, it also has a radiator and TV and telephone points.

RECEPTION ROOM TWO
11' 11" x 12' 4" (3.63m x 3.76m)
This reception room is larger in size and has a character fireplace with surround. A double glazed window to the rear aspect overlooks the rear garden, The room also has a storage cupboard under the stairs, radiator and door that leads into the fitted kitchen.

KITCHEN
8' 8" x 13' 9" (2.64m x 4.19m)
The bright and spacious fitted kitchen is flooded with natural light from two side elevation double glazed windows. The kitchen comprises a free standing range style cooker with extractor over, work surfaces with inset stainless steel sink drainer, base cupboards under and a matching range of wall mounted eye level cupboards over. The kitchen is finished with tiled upstands, splashbacks and flooring and also gives access to a separate utility room.



UTILITY ROOM
8' 2" x 8' 5" (2.49m x 2.57m)
The tiled flooring from the kitchen follows through into the separate utility room. The utility also has plumbing for a washing machine, space for a tumble dryer and is also where the wall mounted combination gas boiler is found. There is a side elevation double glazed window allowing natural light and also a UPVC door to the rear aspect leading into the enclosed rear garden.

LANDING
The first floor landing is accessed from the aforementioned straight flight staircase found in the entrance hall. The landing provides access to all three bedrooms and the family bathroom.

BEDROOM ONE
12' 11" x 14' 7" (3.94m x 4.44m)
The master bedroom is located to the front aspect of the property and benefits front a front elevation double glazed Bay window. The double room also benefits from fitted wardrobes under radiator.

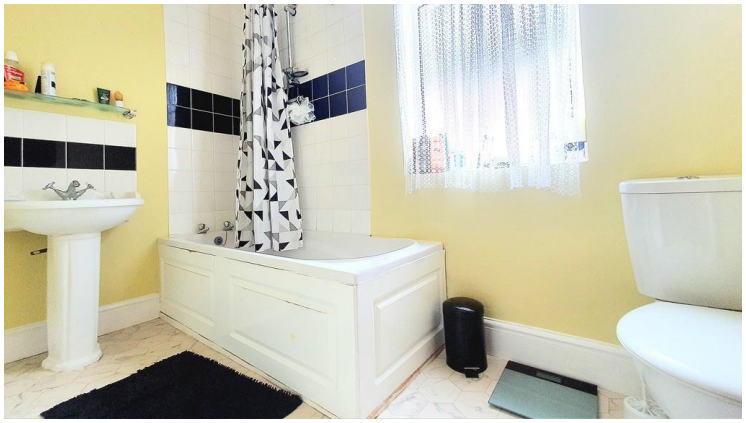
BEDROOM TWO
9' 10" x 9' 5" (3m x 2.87m)
Another double bedroom is bedroom two. this has a double glazed UPVC window overlooking the garden and a radiator.

BATHROOM
5' 0" x 4' 9" (1.52m x 1.45m)
The fitted bathroom has a white three piece suite comprising of a low level WC, pedestal wash hand basin, and bathtub with mains shower over. There are tiled splashbacks to water exposed areas, a frosted double glazed window to the side elevation and a heated towel rail.

BEDROOM THREE
12' 8" x 8' 2" (3.86m x 2.49m)
Generous in size the third bedroom has a double glazed window to the rear elevation overlooking the enclosed garden there is also a radiator.

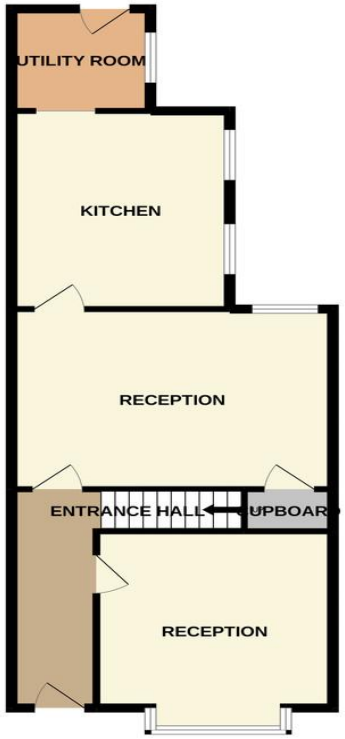
GARDEN
The property is superbly positioned which means that the rear garden backs onto neighbouring Humberston park .This allows peaceful and natural views to the rear. The garden is separated into two sections a patio area and a stoned sitting area with path surrounded by plants and shrubs. The garden also benefits from outbuildings and entrance to a side entry.







GROUND FLOOR



1ST FLOOR



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