

# JAMES SELICKS

9 Stambourne Road

HUMBERSTONE, LEICESTERSHIRE



**9 Stambourne Road  
Humberstone, Leicestershire LE5 0TY**

Recently constructed by Redrow Homes, an extended three bedroom semi-detached family home, offering stylish accommodation throughout with various upgrades.

Entrance hall • cloakroom • sitting room • breakfast kitchen • extended family room • three bedrooms • en-suite • family bathroom • side driveway • wiring for an EV charger • lawned rear gardens • composite shed • EPC – C

**Location**

Humberstone is a popular east Leicestershire village, popular for its local amenities including an OFSTED outstanding rated junior school, recreational and shopping facilities and public transport links to and from the city and within easy access of attractive countryside to the east.

**Accommodation**

The property is entered via a smart composite front door into an entrance hall with porcelain tiled flooring housing the stairs to the first floor with a useful understairs storage cupboard beneath. A ground floor cloakroom with a window to the side provides a two piece suite. The sitting room has a uPVC double glazed window with electrically operated blinds to the front and a feature limestone fireplace surround with an inset electric living flame effect fire. The breakfast kitchen boasts a good range of cream fronted eye and base level units, ample preparation surfaces, a stainless steel one and a quarter bowl sink with Chef's tap over, integrated appliances include an AEG oven, combination micro oven, a four-ring gas hob with a stainless steel extractor unit above, dishwasher, fridge and freezer, an understairs storage cupboard with space and plumbing for automatic washing, inset ceiling spotlights, tiled flooring and is open to the extended family room, having underfloor heating and being wired for 5.1 surround sound system (available by separate negotiation) and bi-fold doors with electrically operated blinds leading onto the rear garden.

To the first floor is a landing houses the airing cupboard and has a uPVC double glazed window to the side. The master bedroom has built-in wardrobes, a ceiling mounted SONOS speaker, a uPVC double glazed window to the front and an en-suite providing a white three piece suite comprising low flush WC, a wash hand basin with cupboard under, a shower cubicle with fixed and flexible shower heads. Bedroom two has built-in wardrobes and a uPVC double glazed window to the rear. Bedroom three has a uPVC double glazed window to the rear. The family bathroom provides a white three piece suite comprising a low flush WC, a panelled bath with shower over, pedestal wash hand basin, chrome heated towel rail, a ceiling mounted SONOS speaker and a uPVC double glazed window to the front.

**Outside**

To the side of the property is a tarmac driveway providing parking for two vehicles with wiring installed for an EV charger point. To the rear of the property are paved patio areas, lawned gardens and a composite shed.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** C













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#### Important Notice

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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Total Approximate Gross Internal Floor Area = 1020 SQ FT / 95 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.

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