



Guide price £580,000

FREEHOLD

Leicester, LE5

Bedrooms : 6

Bathrooms : 4

Reception Rooms : 3

**Detached Three Storey House
Study Room**

**Large Spacious Lounge
Downstairs WC**

**Separate Dining Room
Six Good Size Bedrooms**

Leicester Real Estates
St Matthews Business Centre, Unit 4, Gower Street, Leicester LE1 3LJ
info@leicester-realestates.com | 01162448811
Website: <https://www.leicester-realestates.com/>

 **Leicester**
REAL ESTATES

Leicester Real Estates are delighted to market this spacious six bedroom detached house in the popular and sort after area of Humberstone.

This property was built in 2005 in an exclusive estate offering quality family homes with a close community feel.

In brief this ideal family home offers a spacious lounge, separate dining room, modern kitchen with attached utility room, study room and WC.

The first floor comprises of four bedrooms, two of which have en-suites and a family bathroom.

The second floor has two large bedrooms with a shower room.

A private garden to the rear offers the perfect outdoor space.

This property is located off Uppingham Road in a quiet cul-de-sac, yet still benefits from major bus routes, schools and the local amenities of Uppingham Road.

Viewing of this beautiful property is highly recommended to appreciate its size and potential.

- 6 Bedrooms
- Built in 2005
- Private Cul-de sac
- Detached House
- Spacious Lounge
- Separate Dining Area
- Modern Kitchen Fitted in 2005
- Utility Room
- Two En-suites
- Private Garden to the Rear
- Close to local amenities

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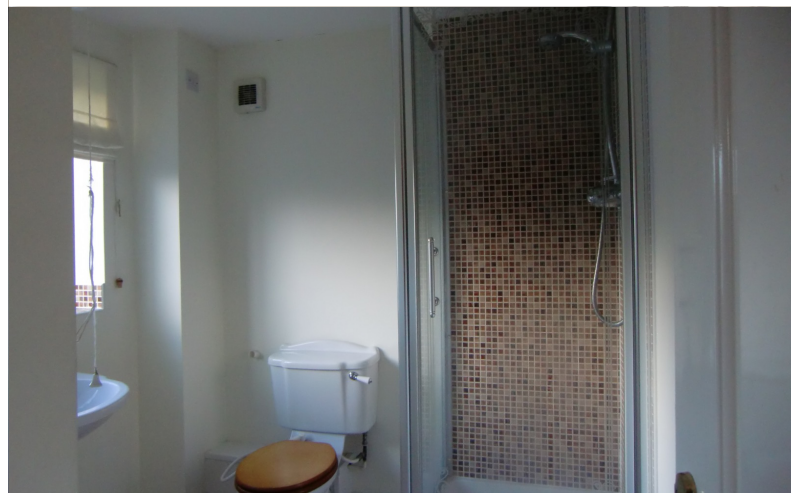
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Leicester
REAL ESTATES







Energy Performance Certificate

16, Humberstone, LEICESTER, LE4 6DQ
 Dwelling type: Detached house Reference number: 8766-0217-7217-4330-7960
 Date of assessment: 04 March 2016 Type of assessment: SAP (existing dwelling)
 Date of certificate: 04 April 2016 Total floor area: 108m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years:
 Over 3 years you could save: **£ 5,245**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 110 over 3 years	£ 78 over 3 years	£ 32 over 3 years
Heating	£ 4,195 over 3 years	£ 3,024 over 3 years	You could save £ 1,171 over 3 years
Hot Water	£ 453 over 3 years	£ 278 over 3 years	£ 175 over 3 years
Total	£ 4,758	£ 3,076	£ 1,682

These figures show how much the average household would spend in this property for heating, lighting and hot water. The actual energy costs for the average household may vary, depending on the type, condition and control, and the electricity and gas tariffs used.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measure	Indicative cost	Typical savings over 3 years	Possible energy Green Star
1) Cavity wall insulation	£ 500 - £ 1,000	£ 600	1
2) Floor insulation (solid floor)	£ 800 - £ 1,000	£ 150	2
3) Draught proofing	£ 80 - £ 150	£ 100	3

See page 3 for a full list of recommendations for this property.
 To find out more about the Government's Energy Saving Trust (EST) other online energy saving tools, visit www.energysavingtrust.org.uk