

70 Stanley Drive, Humberstone, Leicester, LE5 1EA

Offers Over **£500,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS

Stanley Drive, Humberstone,

Leicester, LE5 1EA

STUNNING FOUR-BEDROOM DETACHED FAMILY HOME

This impressive and **fully modernised four-bedroom detached home** offers spacious, stylish and versatile accommodation in a highly desirable location.

Featuring a bright lounge, separate dining room, **modern fitted kitchen**, additional reception/home office and ground-floor shower room. Upstairs are four generous bedrooms, including a principal with **built-in wardrobes and en-suite**, plus a contemporary family bathroom.

With **off-road parking**, useful storage and excellent access to highly regarded schools and transport links, this is a superb **move-in-ready family home**.

Early viewing highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

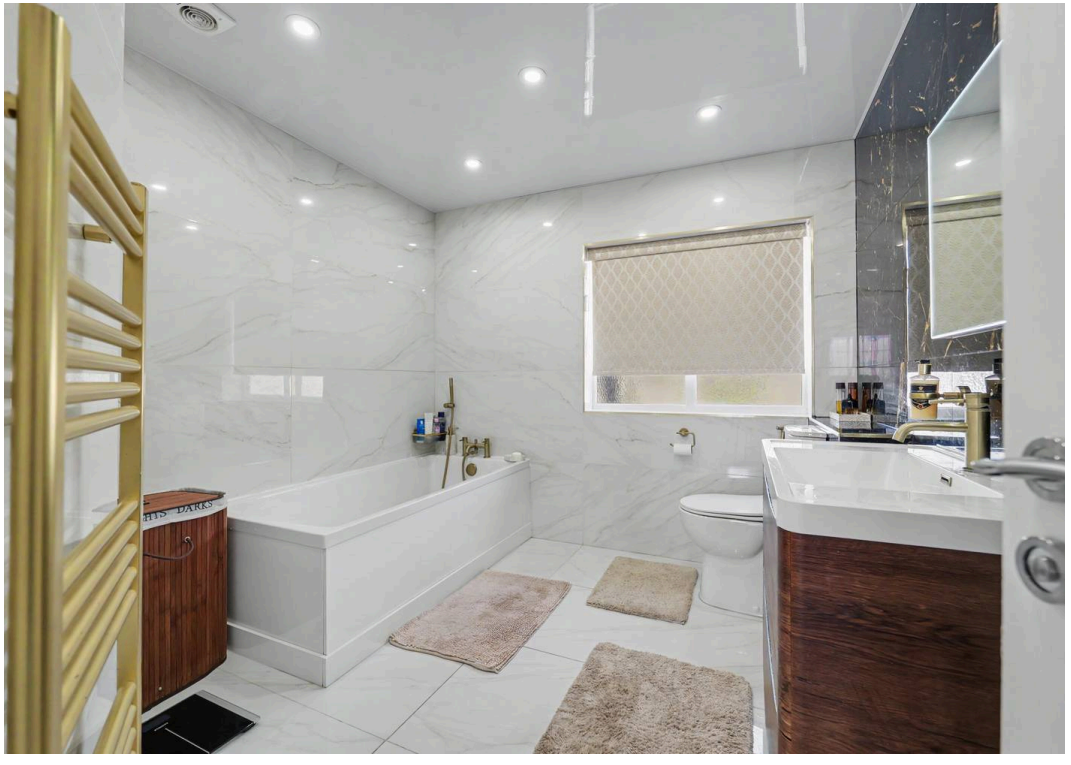




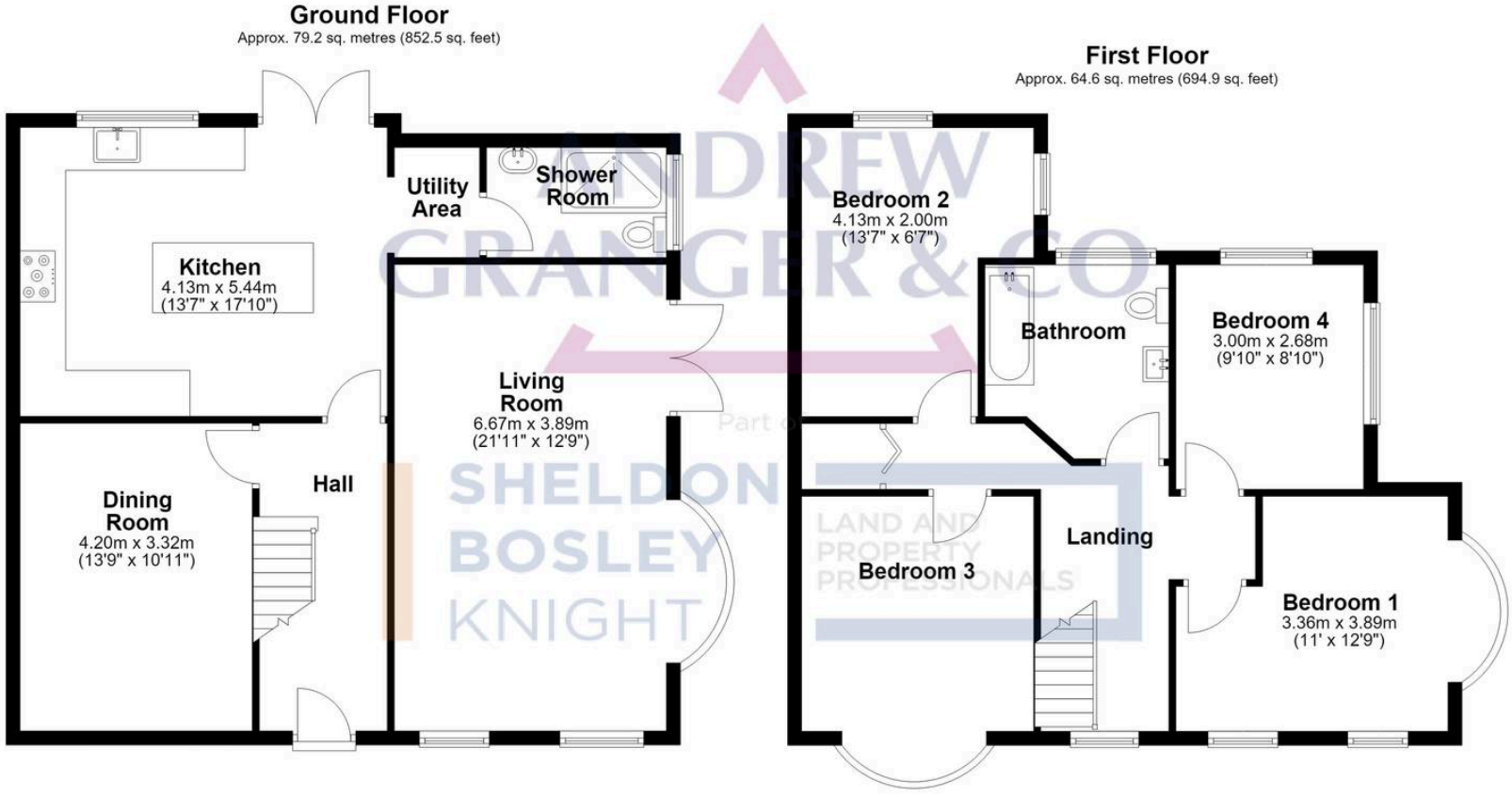












Total area: approx. 143.8 sq. metres (1547.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.