



 **3**
Bedrooms

 **1**
Bathroom



Kings are excited to present this three-bedroom semi-detached house found on Parkstone Road off Scraftoft Lane in the Humberstone area of Leicester. This property can be found off Scraftoft Lane and Cardinals Walk on a quiet road making this location ideal for potential buyers. The location brings with it ease of access to local amenities including local shops, schools, places of worship, parks namely Netherhall Park and major access roads including Netherhall Road and Scraftoft Lane. This property also benefits from a lot of land and an additional utility area as well as a garage with a wc.

This property is one not to overlook, with a lot of potential this property is ideal for first time buyers looking to make the property their own or potential buyers looking to take on a project. The property benefits from a single driveway, gas central heating, ample storage space, double-glazing throughout and a lot of land with a long garden to the rear. Available by appointment only.

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As you enter the property you are firstly welcomed by a small porch area before making your way into the entrance hallway connecting you to the kitchen at the end of the hall and the separate dining and living rooms. The kitchen also gives access to the utility area where you will find double door front access as well as rear access to the garage and garden areas. The dining room is found at the front of the property where you will find a large, front double-glazed bay window providing the room with an abundance of natural light. The living room is found at the rear of the property with a large, bay window with an integrated single door overlooking the garden to the rear.

As you ascend the stairway onto the first floor you are initially placed upon a landing area which gives access to all three bedrooms inclusive of two double bedrooms and one single bedroom and the family bathroom which has a separate toilet. Bedroom one and two are both double bedrooms with alternating layouts with respective facing double-glazed windows, fitted wardrobes, carpeted flooring and wall mounted radiators. Bedroom three is a single bedroom located at the front of the property consisting of carpeted flooring, a wall mounted radiator and a front facing double-glazed window. The family bathroom is located towards the rear of the property inclusive of bath/shower, sink and rear facing double-glazed window, the toilet is found next to the bathroom separately.

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Property Info

Ground Floor

Living Room: 4.19m x 3.42m – located towards the rear of the property inclusive of carpeted flooring, a large, garden view double-glazed bay window with single door access and a wall mounted radiator

Dining Room: 3.39m x 3.41m – located at the front of the property consisting of a front facing double-glazed bay window, carpeted flooring and a wall mounted radiator

Kitchen: 3.47m x 3.42m – cozy kitchen consisting of fitted worktops and storage cupboards, tiled flooring and a garden facing double-glazed window

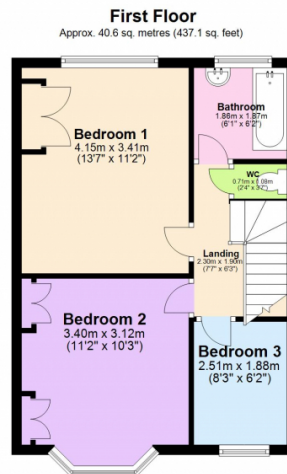
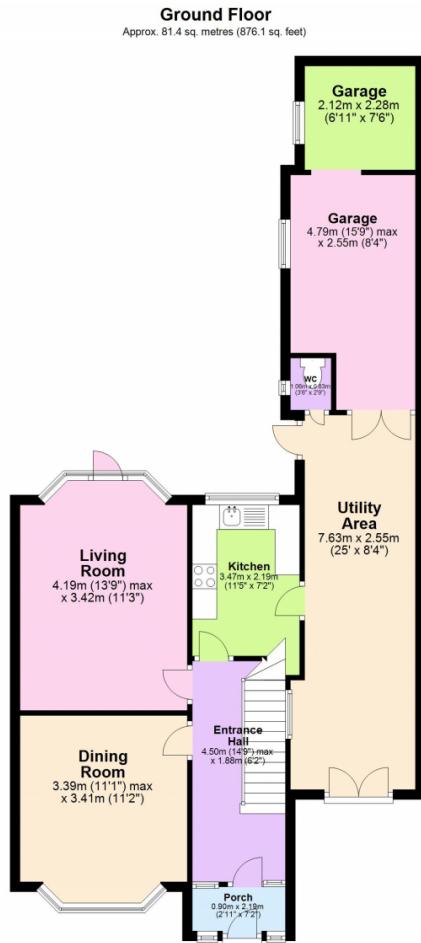
First Floor

Bedroom One: 4.15m x 3.41m – double bedroom located towards the rear of the property consisting of a rear facing double-glazed window, carpeted flooring, fitted double wardrobe and a wall mounted radiator

Bedroom Two: 3.40m x 3.12m – double bedroom located at the front of the property consisting of a front facing double-glazed bay window, carpeted flooring, fitted double wardrobes and a wall mounted radiator

Bedroom Three: 2.51m x 1.88m – single bedroom located at the front of the property consisting of a front facing double-glazed window, carpeted flooring and a wall mounted radiator

Bathroom: 1.86m x 1.87m – family bathroom located at the rear of the property consisting of tiling throughout, a bath, sink and rear facing double-glazed window, with a separate toilet (0.71m x 1.08m) next door



Total area: approx. 122.0 sq. metres (1313.3 sq. feet)

