



 **2**
Bedrooms

 **1**
Bathroom



Kings are delighted to offer for sale this two-bedroom mid-terrace home on Stoughton Street South in Highfields in Leicester. This property is located in the sought-after Highfields area of Leicester bringing with it convenience for the home owner being within close proximity to local amenities, schools including Sparkenhoe Community Primary School and walking distance to the city centre. This property consists of two reception rooms and a kitchen to the rear making up the ground floor and two double bedrooms and a family bathroom making up the first floor making this property ideal for first-time buyers or landlords looking to expand their portfolio with an investment property.

This property is one not to miss out on due to its prime location and benefits including gas central heating, double-glazing throughout, minimal work required to modernise it and the potential for first time buyers and landlords to expand their portfolio. Available by appointment only. Call Kings now

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As you enter the property you make your way through a passage area which gives access to both reception rooms and the stairway leading to the first floor. The first reception room is found at the front of the property consisting of carpeted flooring, fitted cupboards, a front facing double-glazed window and a wall mounted radiator, as well as double door access to the second reception room to the rear. The second reception room is inclusive of the same features as the front reception room except from the fitted cupboards. The second reception room also provides access to the kitchen at the rear of the property benefiting from fitted worktops and storage cupboards as well as tiled flooring and an integrated oven/hob, you can also access the garden via the kitchen as well.

Making your way up the stairs you will meet the landing area of the first floor giving access to the family bathroom, a storage cupboard and two double bedrooms. Bedroom one can be found at the front of the property consisting of carpeted flooring a front facing double-glazed window and a wall mounted radiator. Bedroom two can be found towards the rear of the property with similar features and an additional integrated storage cupboard to complete it. The family bathroom is tiled throughout consisting of a shower, toilet, sink and rear facing double-glazed window.

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Property info

Ground Floor

Reception Room: 3.46m x 3.57m – located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, fitted storage units and a wall mounted radiator

Reception Room: 3.48m x 3.68m – located towards the rear of the property consisting of carpeted flooring, a rear facing double-glazed window, a wall mounted radiator and access into the kitchen area

Kitchen: 2.73m x 2.59m – located at the rear of the property consisting of fitted worktops and storage cupboards, an integrated oven/hob and rear garden access

First Floor

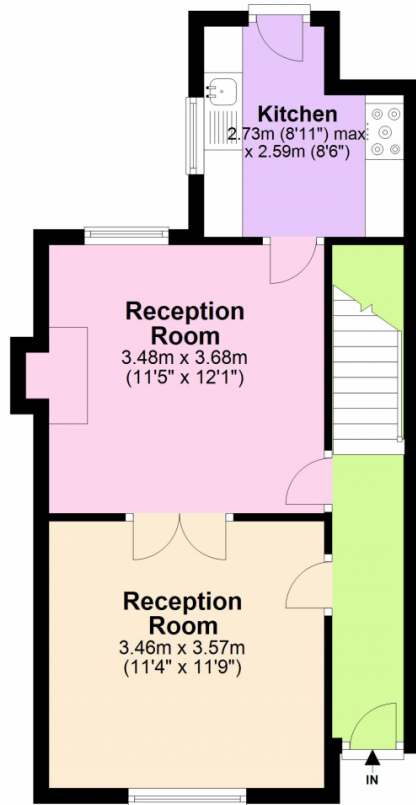
Bedroom One: 3.47m x 3.66m – double bedroom found at the front of the property consisting of carpeted flooring, a front facing double-glazed window and a wall mounted radiator

Bedroom Two: 3.46m x 2.39m – double bedroom located towards the rear of the property consisting of carpeted flooring, a rear facing double-glazed window, wall mounted radiator and an integrated storage cupboard/wardrobe

Bathroom: 1.85m x 3.10m – family bathroom with tiling throughout, consisting of a shower, sink, toilet and rear facing double-glazed window

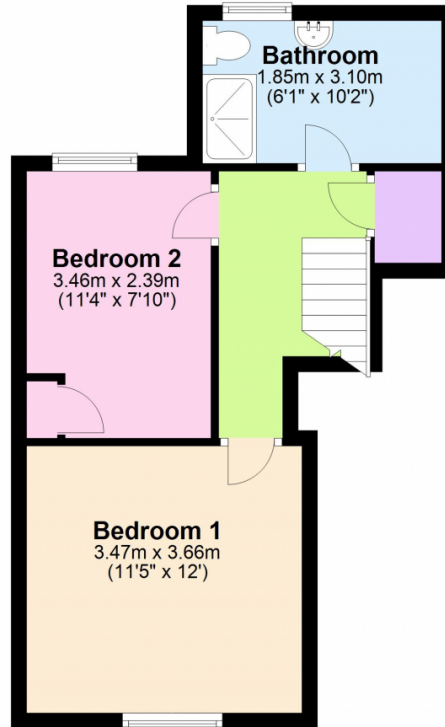
Ground Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 72.9 sq. metres (784.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

