



297 Uppingham Road, Humberstone, Leicester  
LE5 4DG | [info@kingsestateuk.com](mailto:info@kingsestateuk.com)

0116 352 7012

 **3**  
Bedrooms

 **2**  
Bathrooms



Kings are pleased to present this three-bedroom semi-detached property located on Tennis Court Drive in the Humberstone area. The

property benefits from being in a prime location found within close proximity to local amenities including shops, supermarkets, places of worship, schools, and excellent transport links including Hungarton Boulevard and Keyham Lane. This property is ready for the next owner to move in with next to no work needed and a maximum use of space without the cramped feeling. The property consists of a ground floor inclusive of two reception rooms, an impressive kitchen/diner, utility room and downstairs shower room, and a first floor consisting of two double bedrooms, one single bedroom and a three piece bathroom.

This property is one not to miss out on, with additional benefits including a large driveway, a long garden, heated kitchen floor, modern décor throughout, a separate porch area and ready for the next owners to move in with no work required.

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As you enter the property you are initially welcomed by a small side extension porch area which stretches to the rear of the property and provides garden access. The main entrance hallway gives a spacious feel to it with individual access to each downstairs room separately. The main living area is the reception room located at the front of the property consisting of a large front facing double-glazed bay window, gas fireplace and carpeted flooring, which also benefits from underfloor heating. The second reception room is currently being used as an office giving off a cozy warm feel to it with a velux window providing the room with an abundance of natural light. The separate wc and shower room are also located on the ground floor with the shower room being accessed via the kitchen area. The kitchen/diner is as impressive as it comes with a fully fitted modern kitchen, integrated appliances, heated flooring a velux window, bifold door garden access, fitted cupboards and a middle island, the utility room is also accessed via the kitchen and has separate garden access.

As you ascend the stairway onto the first floor you are welcomed initially by a narrow landing area providing access to each bedroom inclusive of two doubles and one single, as well as the family bathroom. Bedroom one is located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and a wall mounted radiator. Bedroom two is the larger out of the two double bedrooms located at the front of the property consisting of fitted wardrobes, carpeted flooring, a front facing double-glazed window and a wall mounted radiator. Bedroom three is a single bedroom located at the rear of the property consisting of carpeted flooring, a wall mounted radiator and a rear facing double-glazed window. The family bathroom is a three-piece bathroom consisting of a shower, toilet, sink and rear facing double-glazed window. The first floor also has had the foundation preparations ready for scope to extend subject to planning permission.

This property is one not to miss out on, with additional benefits including a large driveway, a long garden, heated kitchen floor, modern décor throughout, a separate porch area and ready for the next owners to move in with no work required. Available by appointment only. Call Kings Now!!!! 0116 352 7012

## Property Info

### Ground Floor

**Living Room:** 4.22m x 3.59m (13'10" x 11'9") – spacious living area located at the front of the property consisting of carpeted flooring, a front double-glazed bay window, gas fireplace, wall mounted radiator and underfloor heating

**Office:** 2.95m x 3.85m (9'8" x 12'8") - second reception room being used as an office consisting of carpeted flooring, a wall mounted radiator and a velux window

**Kitchen/Dining Room:** 5.43m x 4.85m (17'10" x 15'11") - impressive kitchen/diner with fitted worktops and storage cupboards, integrated appliances, bifold door garden access, velux window, access to the shower room and utility room, heated flooring and wall mounted radiators

**Utility Room:** 3.52m x 1.66m (11'7" x 5'5") - accessed via the kitchen consisting of fitted worktops, a sink, fitted cupboards and garden access

### First Floor

**Bedroom One:** 3.20m x 3.36m (10'6" x 11') - double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator

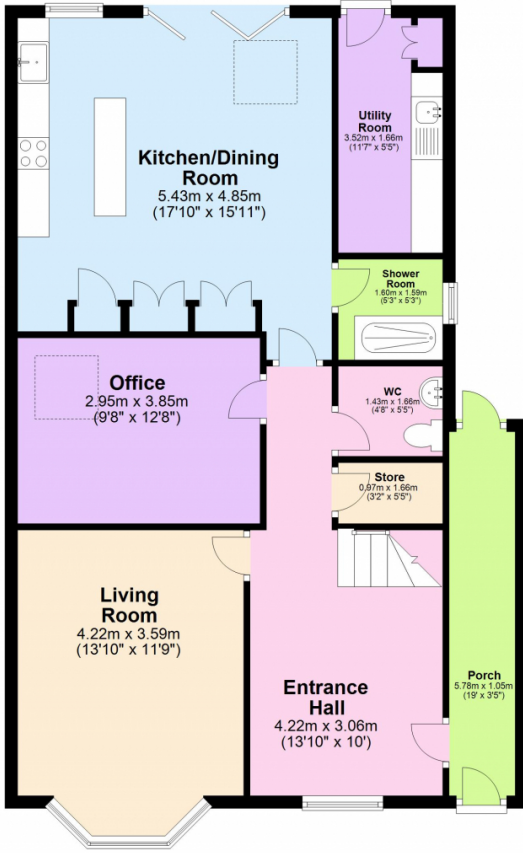
**Bedroom Two:** 4.22m x 3.29m (13'10" x 10'10") - double bedroom located at the front of the property consisting of carpeted flooring, fitted wardrobes, a front facing double-glazed window and wall mounted radiator

**Bedroom Three:** 2.14m x 3.35m (7' x 11') - single bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and a wall mounted radiator

**Bathroom:** 2.10m x 1.69m (6'11" x 5'7") - three-piece family bathroom consisting of a shower, toilet, sink and rear facing double-glazed window

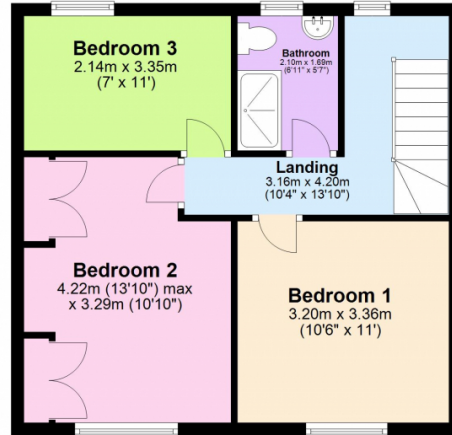
**Ground Floor**

Approx. 89.1 sq. metres (959.4 sq. feet)



**First Floor**

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 133.0 sq. metres (1431.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



