



 **3**
Bedrooms

 **1**
Bathroom



Kings are pleased to present this three-bedroom end-terraced property located on Hungarton Boulevard in the Humberstone area in LE5. This property benefits from a convenient location being within close proximity to local amenities including shops, supermarkets, places of worship, schools, and within close proximity to surrounding areas including Hamilton and Netherhall. This property benefits from a simple layout inclusive of a ground floor consisting of the living room and kitchen, and the first floor consisting of three bedrooms and the family bathroom, making it an ideal home for first time buyers or families looking for a more spacious property.

This property is one not to miss out on, located in a prime location, with access to local amenities being a short walk away, a driveway, spacious garden with an out house to the rear, simple spacious layout and is available by appointment only. Call Kings now 0116 352 7012!!!!

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As you enter the property you initially make your way through a small passage offering access to the stairway and living area. The living room stretches the front of the property consisting of a front facing double-glazed window, carpeted flooring, a wall mounted radiator, an integrated fireplace and access to the under stair storage and kitchen. The kitchen stretches the rear of the property consisting of hardwood flooring, multiple fitted worktops and storage cupboards, an integrated oven/hob, modern feel and décor, rear facing double-glazed window and a wall mounted radiator.

As you proceed up the stairway onto the first floor you are welcomed by a lengthy landing area providing access to three bedrooms and the family bathroom. Bedroom one is a 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 is also a double bedroom located at the rear of the property consisting of carpeted flooring, a wall mounted radiator and rear facing double-glazed window. Bedroom three is a single bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator. The family bathroom is located at the front of the property consisting of tiling throughout, a stand-up shower, toilet, sink, access to a pantry and a front facing double-glazed window.

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Property Info

Ground Floor

Living Room: 3.55m x 4.78m (11'8" x 15'8") – spacious living area located at the front of the property consisting of carpeted flooring, access to kitchen and under stair storage, a front facing double-glazed window, a wall mounted radiator and integrated fireplace

Kitchen: 2.39m x 5.67m (7'10" x 18'7") – stretching the rear of the property a spacious kitchen area consisting of hardwood flooring, fitted worktops and storage cupboards, an integrated oven/hob, rear garden access, rear facing double-glazed window and wall mounted radiator

First Floor

Bedroom One: 2.94m x 3.21m (9'8" x 10'6") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator.

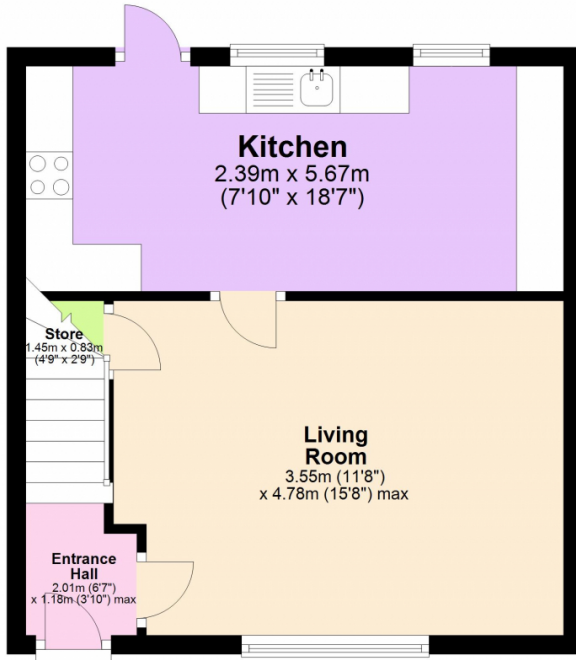
Bedroom Two: 3.05m x 2.91m (10' x 9'7") – double bedroom located at the rear of the property consisting of carpeted flooring, a wall mounted radiator and rear facing double-glazed window.

Bedroom Three: 2.13m x 2.71m (7' x 8'11") – single bedroom located at the rear the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

Bathroom: 2.94m x 3.21m (9'8" x 10'6") – family bathroom is located at the front of the property consisting of tiling throughout, a stand-up shower, toilet, sink, access to a pantry and a front facing double-glazed window.

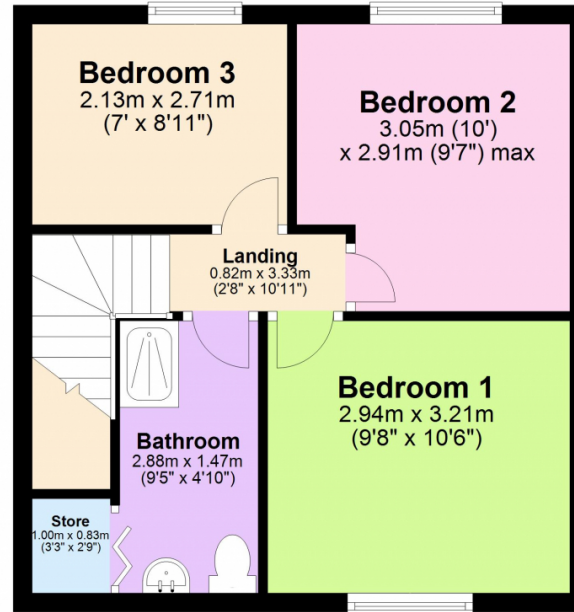
Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Total area: approx. 69.1 sq. metres (743.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

