



297 Uppingham Road, Humberstone, Leicester  
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0116 352 7012

 2  
Bedrooms

 2  
Bathrooms





on Kepwick Road located in Hamilton. This property offers a spacious layout ready for the next owner to put their stamp on it and make it their own and is also attractive for landlords looking to expand their portfolio. The property benefits from a layout inclusive of an open plan living and kitchen area, two bedrooms including one en-suite and a family bathroom. The property also benefits from an allocated parking space and a garage downstairs. The location of the property is beneficial being located in the sought after area of Hamilton being within close proximity to local amenities including shops, supermarkets, pharmacies, places of worship and schools all within walking distance.

This property is one not to miss out on due to the potential the property has and the benefits it has including allocated parking to the rear, a garage, spacious layout, located in a prime area and available by appointment only.

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Kings are excited to present this two-bedroom coach house located on Kepwick Road located in Hamilton. This property offers a spacious layout ready for the next owner to put their stamp on it and make it their own and is also attractive for landlords looking to expand their portfolio. The property benefits from a layout inclusive of an open plan living and kitchen area, two bedrooms including one en-suite and a family bathroom. The property also benefits from an allocated parking space and a garage downstairs. The location of the property is beneficial being located in the sought after area of Hamilton being within close proximity to local amenities including shops, supermarkets, pharmacies, places of worship and schools all within walking distance.

Upon entering the property you initially make your way up the stairway where you will access the main body of the property. As you reach the top of the stairs you are introduced to the open plan living and kitchen area. The kitchen is located in the corner of the living space consisting of fitted worktops and storage cupboards, an integrated oven/hob, front facing double-glazed window and accessed via an opening. The living area takes up the majority of the space in the coach house consisting of hardwood flooring, partition walls, an integrated storage cupboard, wall mounted radiators, double-glazed windows and access to both bedrooms and the family bathroom. Bedroom one is a double bedroom located at the end of the hallway consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator and access to an en-suite. Bedroom two is a single bedroom located closer to the living area consisting of hardwood flooring, a front facing double-glazed window and a wall mounted radiator. The family bathroom is a three-piece bathroom consisting of tiling throughout, a bath, toilet, sink and rear facing double-glazed window.

This property is one not to miss out on due to the potential the property has and the benefits it has including allocated parking to the rear, a garage, spacious layout, located in a prime area and available by appointment only. Call Kings Now!!!! 0116 352 7012

### Property Info

**Living Room:** 5.01m x 5.69m (16'5" x 18'8") – spacious living area providing access to the kitchen, both bedrooms and the family bathroom, consisting of hardwood flooring, wall mounted radiator and double-glazed windows

**Kitchen:** 2.87m x 2.47m (9'5" x 8'1") – accessed via an open plan layout with the living room consisting of fitted worktops and storage cupboards, an integrated oven/hob and double-glazed window

**Bedroom One:** 3.68m x 3.93m (12'1" x 12'11") – double bedroom located at the end of the hallway consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator and access to the en-suite

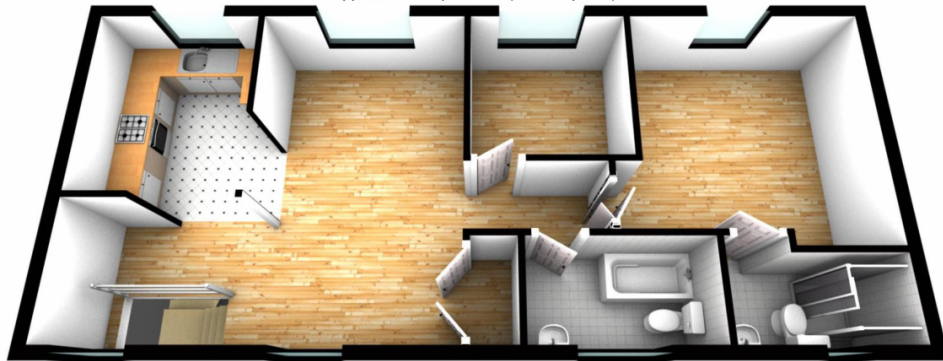
**Bedroom Two:** 2.33m x 2.39m (7'8" x 7'10") – single bedroom consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator

**Bathroom:** 1.47m x 2.65m (4'10" x 8'8") – family bathroom consisting of tiling throughout, a bath, toilet, sink and rear facing double-glazed window

**Basement**  
Approx. 4.1 sq. metres (44.3 sq. feet)



**Ground Floor**  
Approx. 59.1 sq. metres (636.6 sq. feet)



Total area: approx. 63.3 sq. metres (680.9 sq. feet)





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