



 3

Bedrooms

 2

Bathrooms



****OPEN DAY SATURDAY 6TH APRIL 2024 BY APPOINTMENT ONLY****
Kings are excited to present this impressive three-bedroom semi-detached house found on Wintersdale Road located in the Evington/Thurncourt area. This property benefits from being located off a main road and down a quiet cul-de-sac type layout, being within close proximity to local amenities including shops, supermarkets, schools, places of worship and major access roads including Uppingham Road. The property has a unique layout with an impressive ground floor consisting of an open plan living and dining area, two separate kitchens, a utility room and downstairs bathroom. The upstairs has a simple layout with three bedrooms including two double bedrooms and one single bedroom and the family bathroom. This property is one not to miss out on benefiting from gas central heating, a side extension with scope to further develop, a large garden, fitted kitchens and double-glazing.

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As you enter the property you initially make your way through a porch creating an ideal meeting place before making your way through the entrance hallway. The living and dining rooms are open plan with the dining room section being found at the front of the property consisting of hardwood flooring, a large, double-glazed bay window and an opening leading into the living room with double door garden access to the rear and carpeted flooring creating a cozy homely feel to it. The first kitchen is found at the end of the entrance hallway which is narrow in size consisting of fitted storage cupboards, worktops and integrated appliances including an oven/hob.

The second kitchen area is the result of a side extension that the owner has carried out to a high standard with fitted worktops and cupboards, and an integrated second oven/hob creating ample storage space for the owner. The utility room can be found at the front of the property accessed through a second front door and an opening from the second kitchen area adding convenience to the property and creating access to the downstairs bathroom which has been done to a high standard consisting of tiling throughout, a toilet, sink and shower, completing the ground floor.

As you ascend the stairway onto the first floor you are welcomed by a spacious landing area giving you access to all three bedrooms and the family bathroom. Bedroom one can be found at the front of the property, this is the larger out of the two double bedrooms consisting of carpeted flooring, a front facing double-glazed window and fitted double wardrobes. Bedroom two is a double bedroom which can be found at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and fitted double wardrobes. Bedroom three is the single bedroom in the property found at the front, consisting of carpeted flooring and a front facing double-glazed window. The family bathroom is located at the top of the stairs at the rear of the property consisting of tiling, a toilet, sink, bath/shower and a rear facing double-glazed window.

This property is one not to miss out on benefiting from gas central heating, a side extension with scope to further develop, a large garden, fitted kitchens and double-glazing throughout, this property is ideal for families looking to up-size and find their forever home. Available by appointment only. Call Kings now!!!! 0116 352 7012

Property Info

Ground Floor

Living Room: 5.01m x 3.27m (16'5" x 10'9") – spacious living area, open plan with the dining room, located at the rear of the property consisting of carpeted flooring, wall mounted radiator and double door access to the garden

Dining Room: 3.30m x 3.27m (10'10" x 10'9") – located at the front of the property, open plan with the living room, consisting of hardwood flooring, a wall mounted radiator and a large, front facing double-glazed bay window

Kitchen: 3.27m x 1.94m (12'2" x 6'4") – first kitchen area located at the rear of the property consisting of fitted worktops and cupboards, integrated oven/hob, fitted storage cupboards and a rear facing double-glazed window

Kitchen Area: 6.73m x 3.38m (22'1" x 11'1") – second kitchen area found in the side extension, open plan with the utility area, located at the rear of the property consisting of hardwood flooring, double-glazing to the rear, garden access, wall mounted radiators, fitted worktops and storage cupboards and an integrated oven/hob

Bathroom: 2.37m x 1.21m (7'9" x 4') – modern tiled bathroom consisting of a shower, toilet, sink and a wall mounted radiator

First Floor

Bedroom One: 4.20m x 3.27m (13'9" x 10'9") – the larger out of the two double bedrooms, located at the front of the property consisting of carpeted flooring, fitted double wardrobes, a front facing double-glazed window and a wall mounted radiator

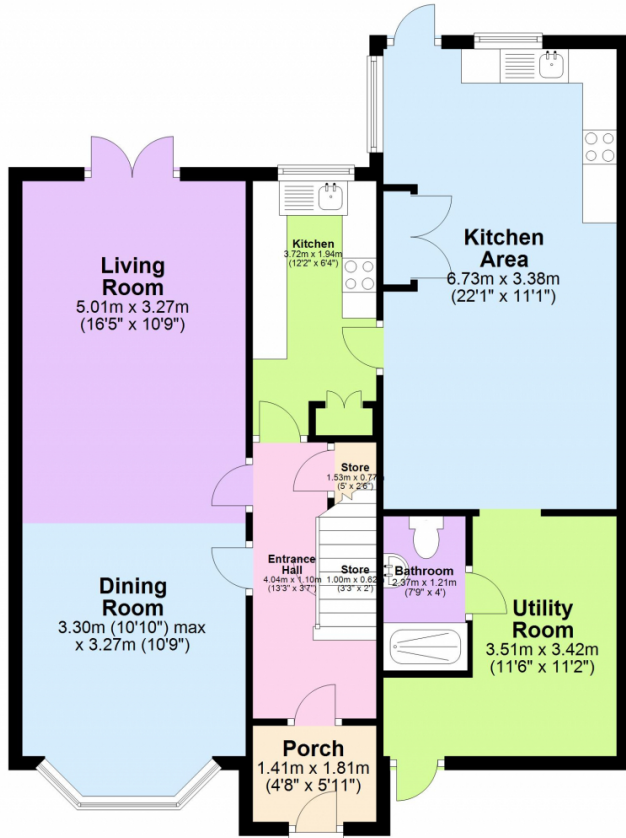
Bedroom Two: 2.95m x 3.26m (9'8" x 10'8") – double bedroom located at the rear of the property consisting of carpeted flooring, fitted double wardrobes, a rear facing double-glazed window and a wall mounted radiator

Bedroom Three: 2.66m x 1.93m (8'9" x 6'4") – single bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and a wall mounted radiator

Bathroom: 2.53m x 1.94m (8'4" x 6'4") – tiled family bathroom located at the rear of the property consisting of a bath/shower, toilet, sink and rear facing double-glazed window

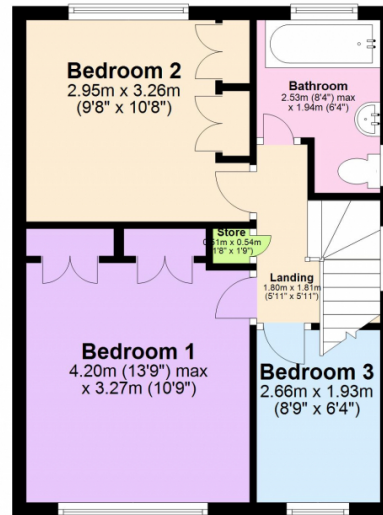
Ground Floor

Approx. 82.5 sq. metres (887.8 sq. feet)



First Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



Total area: approx. 120.0 sq. metres (1291.8 sq. feet)

