



 **3**  
Bedrooms

 **2**  
Bathrooms



Kings are excited to bring this well presented three-bedroom property located on Gardenia Road to the market. This property is located in the Humberstone area, the convenience this location brings with it includes being within close proximity to local shops on the busy Uppingham Road, schools, places of worship and excellent transport links to the city centre and the A47, with major roads and regular bus routes. This property is in immaculate condition with next to no work needed benefiting from a spacious layout with a ground floor consisting of a kitchen/diner, living room and downstairs wc, and a first floor consisting of three bedrooms, an en-suite and a family bathroom.

Available by appointment only. Call Kings now 0116 352 7012!!!

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As you enter the property you are introduced to a spacious entrance hallway offering access to the kitchen/diner to the front, living room to the rear, downstairs wc and under stair storage. The kitchen/diner to the front offers a spacious hosting area consisting of a large, front facing double-glazed bay window, tiled flooring, fitted worktops and storage cupboards, a wall mounted radiator and integrated appliances including a fridge freezer, dishwasher and oven/hob. The living room stretches the rear of the property consisting of hardwood flooring, a wall mounted radiator and double door rear garden access.

The first floor of the property is separated by a spacious landing area providing access to each bedroom separately and the bathroom. Bedroom one is the largest bedroom in the property being a large double bedroom consisting of carpeted flooring, an integrated fitted wardrobe, en-suite access, a wall mounted radiator and rear facing double-glazed windows. The en-suite is a three-piece bathroom consisting of a stand-up shower, toilet and sink. Bedroom two is a double bedroom located at the front of the property consisting of carpeted flooring, front facing double-glazed window and a wall mounted radiator. Bedroom three is a single bedroom located at the front of the property consisting of tiled flooring, a front facing double-glazed window and wall mounted radiator. The family bathroom is found between bedroom one and bedroom two consisting of tiling throughout, a bath/shower, sink, toilet and double-glazed window.

This property is one not to miss out on especially for first time buyers looking for their first home, the property is only 7 years old and offers additional benefits including a large driveway with parking to the side, a large garden, next to no work needed, modern décor throughout, gas central heating, double-glazing throughout and is located down a quiet road in a sought after area. Available by appointment only. Call Kings now 0116 352 7012!!!

Property Info

Ground Floor

**Kitchen/Diner:** 3.92m x 3.41m (12'10" x 11'2") – new feel kitchen located at the front of the property cupboards, a wall mounted radiator and integrated appliances including a fridge freezer, dishwasher and oven/hob.

**Living Room:** 2.98m x 5.04m (9'9" x 16'6") – spacious living area stretching the rear of the property consisting of hardwood flooring, a wall mounted radiator and double door rear garden access.

**WC:** 1.38m x 1.72m (4'6" x 5'8") – downstairs toilet consisting of tiling throughout, a toilet, sink and double-glazed window

### First Floor

**Bedroom One:** 3.01m x 5.05m (9'11" x 16'7") – largest bedroom in the property being a large double bedroom consisting of carpeted flooring, an integrated fitted wardrobe, en-suite access, a wall mounted radiator and rear facing double-glazed windows.

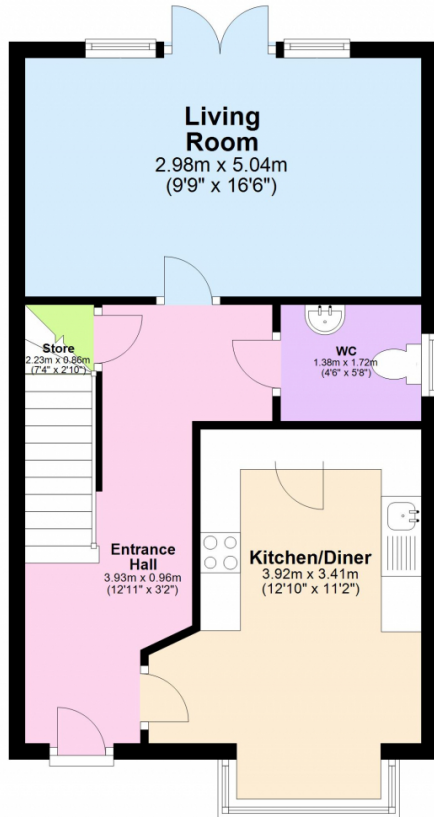
**Bedroom Two:** 3.43m x 2.82m (11'3" x 9'3") – double bedroom located at the front of the property consisting of carpeted flooring, front facing double-glazed window and a wall mounted radiator.

**Bedroom Three:** 2.29m x 2.10m (7'6" x 6'11") – single bedroom located at the front of the property consisting of tiled flooring, a front facing double-glazed window and wall mounted radiator.

**Bathroom:** 2.14m x 2.08m (7' x 6'10") - found between bedroom one and bedroom two consisting of tiling throughout, a bath/shower, sink, toilet and double-glazed window.

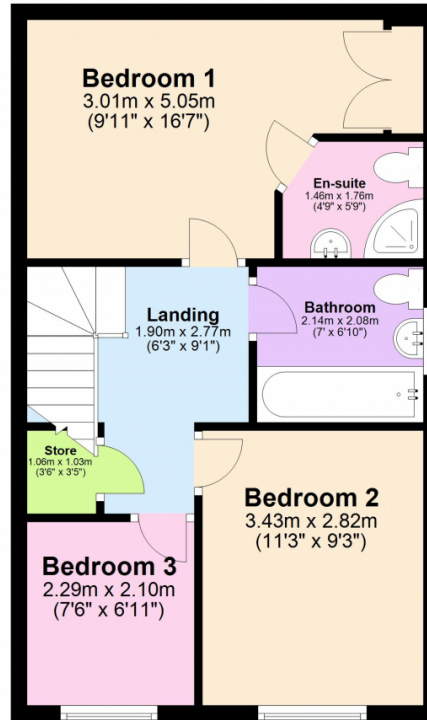
**Ground Floor**

Approx. 43.1 sq. metres (463.4 sq. feet)



**First Floor**

Approx. 43.1 sq. metres (463.4 sq. feet)



Total area: approx. 86.2 sq. metres (927.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

