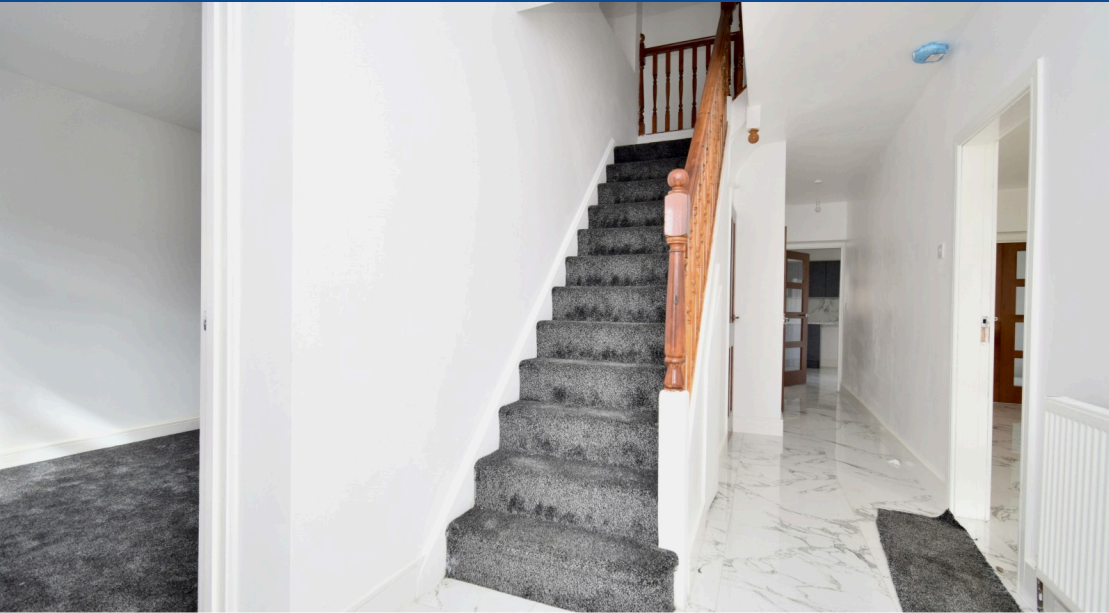




 **5**
Bedrooms

 **3**
Bathrooms



Kings are excited to present this five-bedroom semi-detached property located on Wintersdale Road 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. This property has been completely renovated and is ready for the first owners to take it on consisting of an impressive layout with a ground floor inclusive of two large reception rooms, a kitchen which stretches the rear of the property, a utility room and downstairs bathroom, and a first floor consisting of five bedrooms and two bathrooms to round it off.

This property is unique in its layout and the standard in which the renovation work has been completed, offering a no chain sale and additional benefits. Available by appointment only. Call Kings now 0116 352 7012!!!!

Kings are excited to present this five-bedroom semi-detached property located on Wintersdale Road 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. This property has been completely renovated and is ready for the first owners to take it on consisting of an impressive layout with a ground floor inclusive of two large reception rooms, a kitchen which stretches the rear of the property, a utility room and downstairs bathroom, and a first floor consisting of five bedrooms and two bathrooms to round it off.

As you enter the property you are introduced to a vast entrance hallway connecting you to all downstairs rooms separately. The main living area is found to the right as you enter the property creating a large living space consisting of tiled flooring, a front facing double-glazed bay window, wall mounted radiator and double door access to the kitchen. The second reception room is located to the left as you enter the property which could also be used as a bedroom as it is self contained consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator. The downstairs bathroom adds convenience to the property as it is a three-piece bathroom consisting of a shower, sink and toilet, with tiling throughout. The kitchen/diner stretches the rear of the property making it an ideal hosting spot for dinner parties or large family gatherings, consisting of tiled flooring with under floor heating, wall mounted radiators, rear facing double-glazed windows, access to the living room, utility room and rear garden access. The kitchen area also has a newly fitted kitchen with fitted worktops and storage cupboards and an integrated oven/hob.

As you proceed up the stairway you are met with a spacious landing area which is carpeted throughout offering access to each bedroom and both bathrooms. Bedroom one is the master bedroom in the property being a large double bedroom consisting of carpeted flooring, a front facing double-glazed bay window and a wall mounted radiator. Bedroom two is the second largest room in the property being 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 three is 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 four is a double bedroom located at the rear of the property which has been extended from the original build consisting of carpeted flooring, a wall mounted radiator and rear facing double-glazed window. Bedroom five is a single bedroom located at the front of the property consisting of carpeted flooring, wall mounted radiator and a front facing double-glazed window.

The property also benefits from an additional two bathrooms on the first floor adding extra convenience for the owners with the main family bathroom being found towards the right of the landing area within close proximity to bedrooms one, three and five, consisting of tiling throughout, a bath, sink, toilet and rear facing double-glazed window. The second bathroom on this floor is within close proximity to bedrooms two and four consisting of tiling throughout, a shower, sink and toilet.

This property is unique in its layout and the standard in which the renovation work has been completed, offering a no chain sale and additional benefits including gas central heating, next to no work needed, situated in a prime location, an additional out house to the rear and a driveway. Available by appointment only. Call

Property Info

Ground Floor

Living Room: 7.33m x 3.32m (24'1" x 10'11") – spacious living area located at the front of the property consisting of tiled flooring, a front facing double-glazed bay window, wall mounted radiator and double door access to the kitchen.

Reception Room: 7.47m x 2.95m (24'6" x 9'8") – could also be used as a bedroom as it is self contained consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator.

Bathroom: 2.31m x 1.18m (7'7" x 3'10") – downstairs bathroom adds convenience to the property as it is a three-piece bathroom consisting of a shower, sink and toilet, with tiling throughout.

Kitchen/Diner: 3.74m x 7.32m (12'3" x 24') – stretches the rear of the property making it an ideal hosting spot for dinner parties or large family gatherings, consisting of tiled flooring with under floor heating, wall mounted radiators, rear facing double-glazed windows, access to the living room, utility room and rear garden access. The kitchen area also has a newly fitted kitchen with fitted worktops and storage cupboards and an integrated oven/hob.

Utility Room: 3.74m x 1.25m (12'3" x 4'1") – additional storage space accessed via the kitchen/diner consisting of tiled flooring, fitted worktop and rear facing double-glazed window

Out House: 3.70m x 6.97m (12'2" x 22'10") – separate out building found in the rear garden

First Floor

Bedroom One: 4.37m x 3.12m (14'4" x 10'3") – master bedroom in the property being a large double bedroom consisting of carpeted flooring, a front facing double-glazed bay window and a wall mounted radiator.

Bedroom Two: 3.63m x 2.93m (11'11" x 9'7") – the second largest room in the property being a double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator.

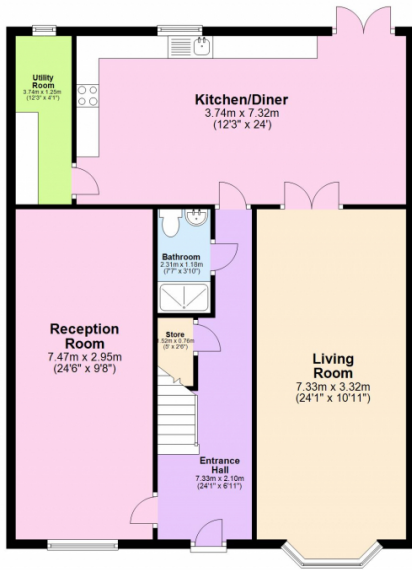
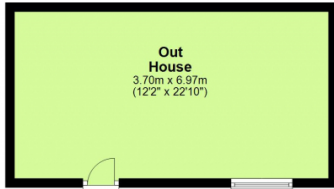
Bedroom Three: 2.87m x 3.32m (9'5" x 10'11") – double bedroom located at the rear of the property consisting of carpeted flooring, a wall mounted radiator and rear facing double-glazed window.

Bedroom Four: 3.28m x 2.87m (10'9" x 9'5") – double bedroom located at the rear of the property which has been extended from the original build consisting of carpeted flooring, a wall mounted radiator and rear facing double-glazed window.

Bedroom Five: 2.58m x 2.34m (8'6" x 7'8") – single bedroom located at the front of the property consisting of carpeted flooring, wall mounted radiator and a front facing double-glazed window.

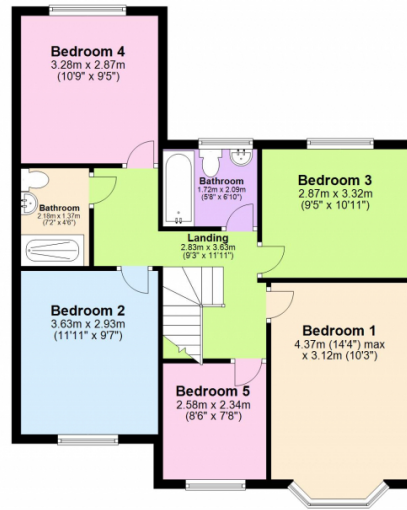
Ground Floor

Approx. 122.5 sq. metres (1318.7 sq. feet)



First Floor

Approx. 68.5 sq. metres (736.9 sq. feet)



Total area: approx. 191.0 sq. metres (2055.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

