



297 Uppingham Road, Humberstone, Leicester
LE5 4DG | info@kingsestateuk.com

0116 352 7012

 **3**
Bedrooms

 **1**
Bathroom



This impressive property, which has undergone substantial upgrades, is conveniently situated near Leicester city center, granting effortless access to the M1/M69 motorway networks. Offering generous living

space downstairs and a fully boarded loft for added versatility, this spacious residence presents an ideal living opportunity. Call KINGS now to arrange your viewing 0116 352 7012!!!

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The home begins with an inviting entrance hall leading to a cozy lounge, a well-equipped kitchen/diner complete with integrated dishwasher and washing machine, and sliding doors that open up to the rear garden. Additionally, there's a flexible second reception room, presently serving as a gym but adaptable for various uses such as a home office, extra living area, or bedroom.

Ascending to the first floor, you'll find two spacious double bedrooms, one of which includes integrated storage, alongside a contemporary three-piece bathroom suite. The loft has been expertly boarded to provide additional storage space, easily reachable via a loft ladder.

Outside, the property showcases a captivating rear garden, highlighted by a charming timber patio area perfect for enjoying balmy summer nights, while the remainder of the garden boasts artificial turf for effortless upkeep.

Entrance Hall

Upon entering the property, you're greeted by a welcoming entrance hall that sets the tone for the rest of the home. The hall is thoughtfully designed to provide a warm and inviting ambiance, with neutral tones and ample natural light filtering in through the front door and adjacent windows. The space offers a convenient area to welcome guests and provides easy access to the various rooms of the house.

Lounge

The lounge is a cozy yet spacious area designed for relaxation and. Featuring neutral decor and comfortable furnishings, it provides the perfect setting for unwinding after a long day or hosting gatherings with family and friends. Large windows allow plenty of natural light to illuminate the room, creating a bright and airy atmosphere. Whether curling up with a good book or enjoying movie nights with loved ones, the lounge offers a versatile space for everyday living.

Fitted Kitchen/Diner

The fitted kitchen/diner is the heart of the home, combining functionality with modern design elements. Equipped with integrated appliances including a dishwasher and washing machine, as well as ample storage space, it's a chef's delight. The open-plan layout seamlessly connects the kitchen to the dining area, making it ideal for entertaining guests or enjoying family meals. Sliding doors provide easy access to the rear garden, allowing for seamless indoor-outdoor living during warmer months.

Second Reception Room

This versatile space offers endless possibilities for customisation to suit your lifestyle needs. Currently utilised as a gym, it can easily be transformed into a home office, additional living room, or bedroom, depending on your preferences. Large windows flood the room with natural light, creating a bright and inviting ambiance. Whatever its purpose, this flexible space adds valuable square footage to the home and enhances its overall functionality.

First Floor

Ascending the staircase, you'll find the first floor, which houses two double bedrooms and a modern three-piece bathroom suite. Both bedrooms offer integrated storage solutions, maximising space and keeping clutter at bay. The contemporary bathroom features sleek fixtures and finishes, providing a luxurious retreat for relaxation and self-care.

Loft

The loft has been cleverly boarded to create additional storage space, offering a practical solution for stowing away seasonal items, luggage, or other belongings. Accessible via a loft ladder, this attic space is easily reached whenever you need to retrieve or store items, adding convenience to daily life.

Rear Garden

The rear garden is a tranquil outdoor oasis, designed for both relaxation and entertainment. A timber patio area

provides the perfect spot for alfresco dining or lounging in the sunshine, while the remainder of the garden is adorned with artificial turf for easy maintenance year-round. Lush greenery and colorful blooms add natural beauty to the space, creating a peaceful retreat right outside your doorstep. Whether hosting summer barbecues or simply enjoying a quiet evening under the stars, the rear garden is sure to be a cherished feature of the property.

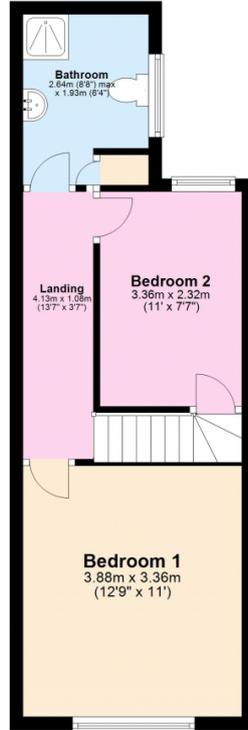
Ground Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



Second Floor

Approx. 21.3 sq. metres (229.3 sq. feet)



Total area: approx. 92.8 sq. metres (998.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Denmark Road, Aylestone, LE2



