



 **2**
Bedrooms

 **1**
Bathroom



Kings are please to present this two-bedroom terraced property on Gainsford Road in the Humberstone area. This property is conveniently located down a cul-de-sac road in the quiet new build estate near Humberstone Golf Course, and is nearby to local amenities including local shops, local schools, pharmacies, supermarkets and the busy Uppingham Road and Gipsy Lane access roads, making this an ideal location for the next tenants. This property benefits from spacious rooms throughout the property including an open planned living, dining and kitchen area with access to a separate office space, the first floor consists of two double bedrooms and a spacious family bathroom.

This property is available fully furnished and ready to move into from the 10/06/2024. The property also benefits from two allocated parking spaces, gas central heating, double-glazing throughout, fitted modern kitchen and is available by appointment only. Call Kings now 0116 352 7012!!!!

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As you enter the property you are welcomed by the entrance hallway offering access to the downstairs wc, stairway leading up to the first floor and the living space. The living area is split into three sections, the kitchen, the dining room and the living room. The kitchen is fully fitted with integrated appliances including the fridge/freezer and oven/hob with the washing machine also included. The dining and living space really opens the room up with the property remaining furnished it creates a scope as to how much space you actually have, the room also benefits from wall mounted radiators, double-glazed windows and single door access to the garden. The office is accessed via the living area consisting of hardwood flooring, a front facing double-glazed window and a wall mounted radiator.

As you ascend the stairway you approach the landing area giving you access to both double bedrooms, a storage cupboard and the family bathroom. Both bedrooms are double bedrooms and located at the rear of the property both consisting of carpeted flooring, rear facing double-glazed windows, wall mounted radiators and the master bedroom also includes fitted wardrobes, both bedrooms will be coming fully furnished. The family bathroom is at the front of the property consisting of tiling throughout, a separate shower and bath, sink, toilet and front facing double-glazed window.

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Property Info

Ground Floor

Entrance Hallway – access to the stairway, open plan living, kitchen and dining area and the downstairs wc

Living, Dining and Kitchen Area – open plan style split into three sections, the kitchen, dining and living areas. The kitchen is fully fitted with integrated appliances including a fridge/freezer, oven/hob and a washing machine included. The property will include the dining table, chairs and sofa.

Office – accessed through the living area consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator and the desk included

First Floor

Bedroom One – double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window, wall mounted radiator, fitted wardrobe and bed

Bedroom Two – double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window, wall mounted radiator and bed

Bathroom – family bathroom found at the front of the property consisting of tiled flooring, a separate shower, bath, toilet, sink and front facing double-glazed window



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

