



 **4**
Bedrooms

 **3**
Bathrooms



Kings are thrilled to introduce this stunning family residence situated in the highly desirable vicinity just off Uppingham Road. Nestled in a tranquil Cul-De-Sac, this home boasts an array of impressive features. **CALL KINGS NOW TO ARRANGE YOUR VIEWING 0116 352 7012!!!**

Kings are thrilled to introduce this stunning family residence situated in the highly desirable vicinity just off Uppingham Road. Nestled in a tranquil Cul-De-Sac, this home boasts an array of impressive features.

Upon entry, you'll be welcomed by a generously proportioned L-Shaped Entrance Porch leading to another porch area, which then opens up to the spacious Entrance Hallway. The ground floor showcases Bedroom 1, a luxurious Family Jacuzzi Bathroom, an open-plan Family Sitting Room with bi-folding doors accessing the Living Room, a contemporary Kitchen Diner, a Utility Area, and a conservatory perfect for relaxation, alongside a separate gym room.

The hallway leads to Bedroom 2, complete with an En-suite bathroom and Dressing Room. Adjacent, Bedroom 3 features its own En-suite facilities with Walk-in Wardrobes. Additionally, Bedroom 4 is equipped with a fitted surround system.

Outside, the property boasts ample Off-Road Parking for up to 4 or 5 vehicles. The meticulously maintained gardens offer an enchanting backdrop, complemented by solar panels for eco-conscious energy solutions. For enhanced security and convenience, the property includes in & out gates adorned with CCTV Cameras. All bathrooms feature Villeroy & Boch Fittings renowned for their exceptional quality.

This exceptional family abode seamlessly blends elegance with practical living spaces and is certain to surpass your expectations.

L-Shaped Entrance Porch: (Approx. 6.16 x 2.35 meters (20'2" x 7'8"))

Featuring an elegant Onyx Marble Tiled Floor, ambient Spot Lights, energy-efficient LED Lights, and a CCTV Camera for added security. The UPVc Glazed windows on the side aspects allow natural light to illuminate the space, complemented by a convenient Door leading to the Porch Area.

Porch Area:

Presenting the same luxurious Onyx Marble Tiled Floor, complete with a practical Shoe Rack, accent Spot Lights, and a seamless transition with a Door opening to the Entrance Hallway.

Entrance Hallway: (Approx. 3.89 x 1.75 meters (12'9" x 5'8"))

This welcoming space is adorned with the exquisite Onyx Marble Tiled Floor, enhanced by illuminating Spot Lights. A Double Power Socket provides convenience, while the Wall Thermostat ensures comfort with Under Floor Heating. Doors lead to various rooms, facilitating easy access throughout.

Bedroom 1: (Approx. 4.57 x 3.87 meters (14'11" x 12'8"))

Boasting the same opulent Onyx Marble Tiled Floor, this bedroom offers Under Floor Heating and an Air Conditioning Unit for personalized comfort. Ample storage is provided by built-in wardrobes, accompanied by a convenient Dressing table.

Family Jacuzzi Bathroom: (Approx. 4.31 x 2.17 meters (14'1" x 7'1"))

Featuring a stylish Ceramic Tiled Floor and a Towel Rail Radiator, this spacious bathroom includes a luxurious Double Jacuzzi for relaxation.

Open Plan Sitting Room: (Approx. 6.17 x 5.04 meters (20'2" x 16'6"))

Showcasing an elegant Onyx Tiled Floor, this room is illuminated by Roof Velux Windows and Built-in Bose Wall Speakers. Equipped with a CCTV Camera and Air Flow Vents, it seamlessly connects to the Living Room via Bi-Folding Doors.

Living Room Area: (Approx. 5.20 x 4.89 meters (17'0" x 16'0"))

Featuring the same exquisite Onyx Tiled Floor, this space offers a cozy atmosphere with Coving to Ceilings and a Fireplace with Wooden Hearth.

Orangery Conservatory: (Approx. 5.67 x 2.51 meters (18'7" x 8'2"))

Adorned with an Onyx Tiled Floor and ambient Spot Lights, this conservatory provides a tranquil retreat with Wall Lights and a convenient Door leading to the Kitchen/Diner.

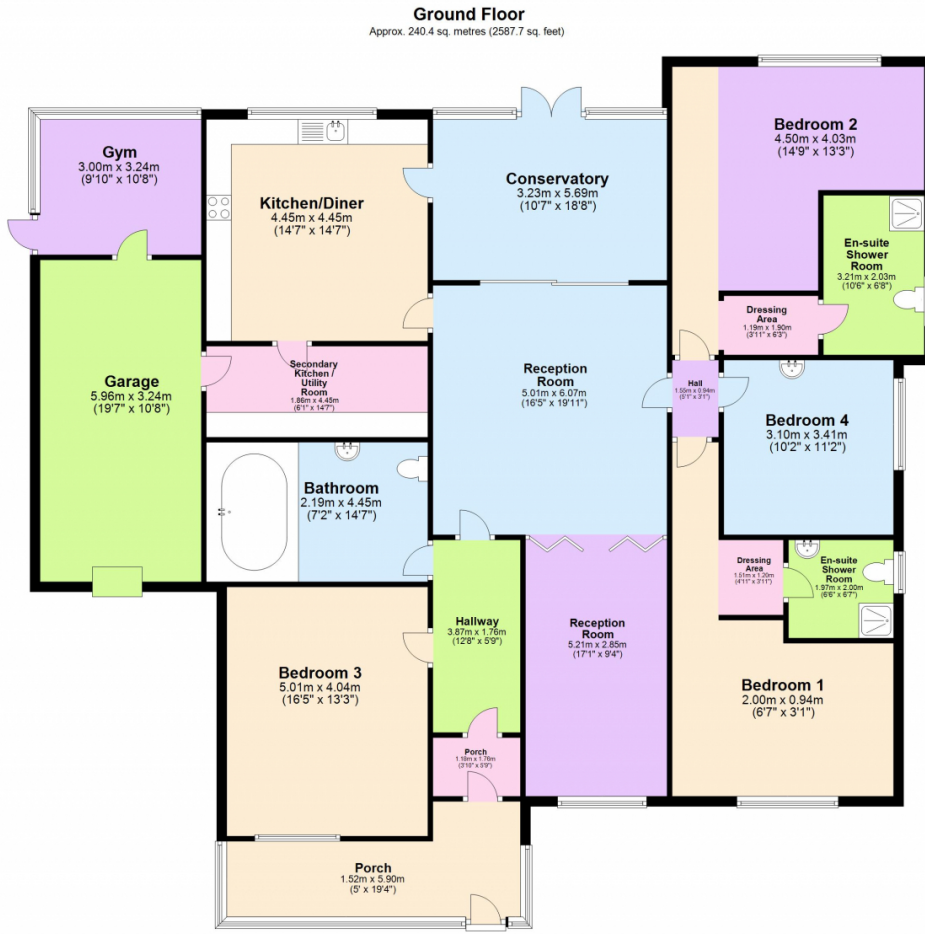
Kitchen Diner: (Approx. 4.67 x 4.45 meters (15'3" x 14'7"))

Showcasing an Egyptian Sandstone Tile Floor and sophisticated Wall & Base Soft Closing Units, this kitchen features a Granite Base Worktop and Built-in Appliances. A UPVc Glazed Window overlooks the Rear Aspect, enhancing the culinary experience.

Utility Area Or Alternative Kitchen: (Approx. 4.33 x 1.88 meters (14'2" x 6'2"))

Featuring an Egyptian Sandstone Tiled Floor and a Stainless Steel Sink Unit, this versatile space includes Plumbing for a Washing Machine and ample storage options.

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Total area: approx. 240.4 sq. metres (2587.7 sq. feet)

