



 4
Bedrooms

 2
Bathrooms



Kings are pleased to bring this well presented four-bedroom detached house found on Stambourne Road in the Humberstone area. This property can be found within the new build estate near Humberstone Golf Course making it a very much sought after area within LE5. The property is also situated within close proximity to local amenities including shops, supermarkets, pharmacies, doctors, major access roads including Uppingham Road, Keyham Lane, Gipsy Lane and Victoria Road East, as well as being found in a great catchment area for surrounding schools including Soar Valley, City of Leicester, St.Pauls, Judgemeadow and Gateway college.

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

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This property also boasts an impressive and spacious layout with a ground floor consisting of two reception rooms, a fully fitted kitchen/diner, utility room, downstairs wc and an abundance of storage space. The property also has a first floor consisting of four double bedrooms, one with an en-suite, the family bathroom and access to a fully boarded loft suitable for 150kg per square metre of storage.

As you enter the property you are introduced to a spacious entrance hallway granting access to the living room, reception room and kitchen/diner to the rear. The living room brings with it modern living as well as a cozy feel making it an ideal space to host guests or wind down after a long day. The property also benefits from a renovated garage which has been turned into a second reception room which has the potential to be an ideal office or additional bedroom depending on the owners needs as it also benefits from an integrated storage cupboard. The kitchen/diner can be found at the rear of the property bringing with it a high spec fully fitted kitchen with integrated appliances, room for a large dining table and access to both the garden and the utility room. The utility room adds convenience for the owners being a separate space for appliances and access to the downstairs wc.

As you proceed up the stairway onto the first floor you are met with a spacious carpeted landing area connecting all four bedrooms, storage cupboard and family bathroom. Bedroom one is the master bedroom being the biggest of the four and is located at the front of the property benefiting from an en-suite and fitted/integrated wardrobes, bedroom two also benefits from an integrated/fitted wardrobe whilst bedrooms three and four make up the remaining two double bedrooms. The family bathroom is a three-piece bathroom consisting of a bath/shower, sink and toilet.

This property is one not to miss out on especially for prospective buyers looking to move into a property that requires next to no work and is situated in such a sought-after area. The property also has additional benefits including Amtico flooring throughout, ceramic flooring in the kitchen/diner, a high spec modern fully fitted kitchen with integrated appliances, the privacy of a garden which is barely overlooked, the property is less than 10 years old and benefits from ample parking space with a large driveway.

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Property Info

Ground Floor

Living Room: 4.91m x 3.31m (16'1" x 10'10") – spacious living area consisting of Amtico flooring, a front facing UPVC double-glazed window and wall mounted radiator.

Reception Room: 4.17m x 2.67m (13'8" x 8'9") – converted garage offering a second reception room for the property consisting of Amtico flooring, a front facing UPVC double-glazed window, integrated storage cupboard and a wall mounted radiator.

Kitchen/Diner: 3.13m x 5.71m (10'3" x 18'9") – high spec fully fitted modern kitchen located at the rear of the property consisting of ceramic flooring, integrated appliances including an oven/hob, microwave, dishwasher, fridge/freezer, sink, rear facing UPVC double-glazed windows, double door rear garden access, wall mounted radiator and access to the utility room.

Utility Room: 2.02m x 1.82m (6'8" x 6') – additional space for appliances consisting of ceramic flooring, rear garden access, sink and access to the downstairs wc.

First Floor

Bedroom One: 4.30m x 3.16m (14'1" x 10'5") – master bedroom located at the front of the property consisting of a front facing UPVC double-glazed window, wall mounted radiator, integrated wardrobe and access to an en-suite.

Bedroom Two: 3.13m x 3.30m (10'3" x 10'10") – double bedroom located at the rear of the property consisting of a rear facing UPVC double-glazed window and wall mounted radiator.

Bedroom Three: 3.71m x 3.16m (12'2" x 10'5") – double bedroom located at the rear of the property consisting of a rear facing UPVC double-glazed window, wall mounted radiator and integrated wardrobe.

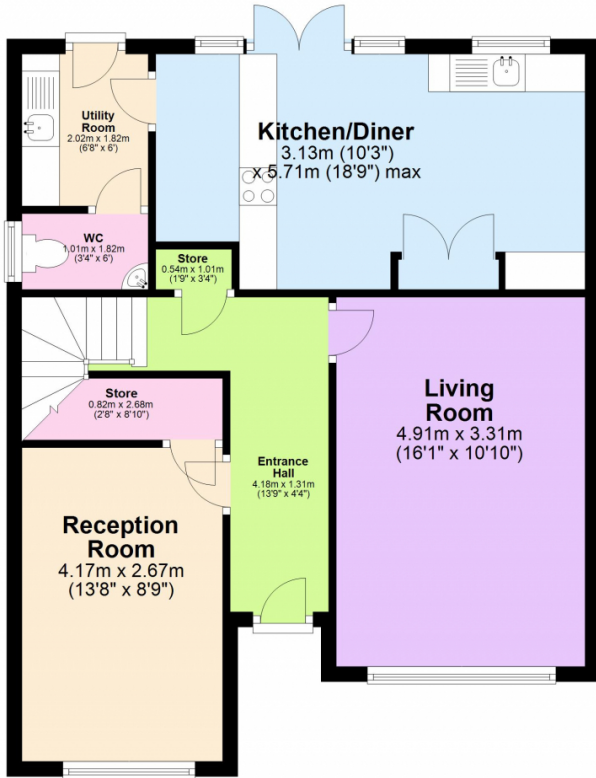
Bedroom Four: 2.08m x 3.34m (6'10" x 10'11") – double bedroom located at the front of the property consisting of a front facing UPVC double-glazed window and wall mounted radiator.

Bathroom: 1.90m x 2.06m (6'3" x 6'9") – three-piece family bathroom located at the rear of the property consisting of tiling throughout, a bath/shower, sink, toilet

and rear facing UPVC double-glazed window.

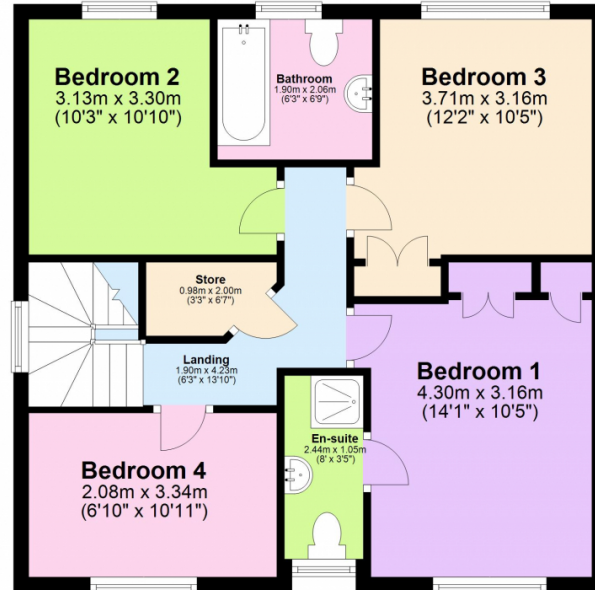
Ground Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



First Floor

Approx. 55.6 sq. metres (599.0 sq. feet)



Total area: approx. 119.4 sq. metres (1285.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

