



297 Uppingham Road, Humberstone, Leicester  
LE5 4DG | [info@kingsestateuk.com](mailto:info@kingsestateuk.com)

0116 352 7012

 **3**  
Bedrooms

 **1**  
Bathroom



Kings are pleased to present this three bedroom maisonette in the Highfields area of Leicester. The property comprises of one reception

room, kitchen, toilet, two double bedrooms, a single bedroom, and a family bathroom.

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## Property Info

### Ground floor

**Toilet:** 1.78m x 0.83m (5'10" x 2"9") - accessed via the entrance hallway, the downstairs toilet consists of a toilet and wall mounted sink. The toilet also offers a small window to allow air flow

**Kitchen:** 3.96m x 3.17m (13' x 10'5") - The modernised kitchen comprises of wall mounted units and work tops

**Living room:** 3.46m x 5.05m (11'4" x 16'7") - A modern living room that offers plenty of space for relaxing as a family or hosting guests

### First Floor

**Bedroom One:** 4.28m x 2.64m (14'1" x 8'8") - Located towards the rear of the property, this well sized room offers space for a double bed and wardrobe.

**Bedroom Two:** 3.14m x 2.59m (10'4" x 8'6") - Located at the front the property, the double bedroom offers a bay window and wall mounted radiators

**Bedroom Three:** 2.27m x 2.38m (7'5" x 7'10") - This bedroom can be found at the rear of the property and offers enough space for a single bed and a wardrobe

**Bathroom: 1.65m x 2.35m (5'5" x 7'9") - Located at the front of the property, the modern bathroom comprises of a bathtub, toilet, and wall mounted sink**

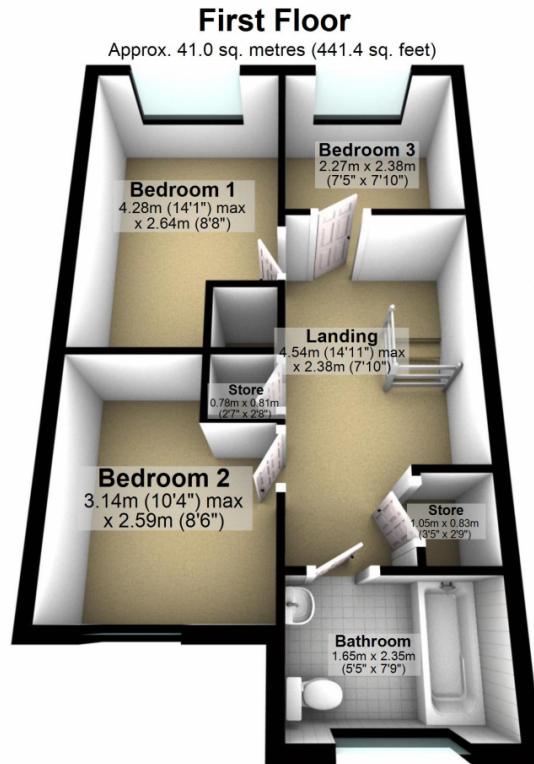
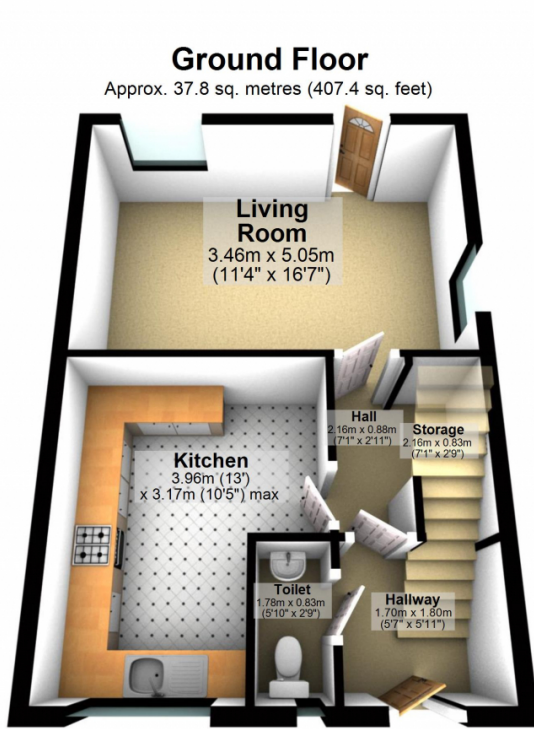
**This property is within close proximity to many supermarkets, schools, and within half a mile of Leicester Station.**

**Lease Info:**

**85 years left on lease**

**Ground rent - £10 per month**

**Maintenance- £256 per month and includes gas, heating, and hot water**



Total area: approx. 78.8 sq. metres (848.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



