



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

0116 352 7012

 **2**
Bedrooms

 **1**
Bathroom



Kings are pleased to present this two-bedroom semi detached bungalow located on Chappell Close in the Thurmaston area. This

property benefits from having no chain and is ready for the next owners to make it their own, with a blank canvas feel to it and a layout consisting of two bedrooms, family bathroom, living room, kitchen and conservatory. The location of the property is beneficial being found just off Melton Road and within close proximity to local amenities including shops, supermarkets (ASDA and Costco), Thurmaston Shopping Park, places of worship and major access roads with the motorway being a short drive away.

This property also benefits from a number of other features including a large driveway big enough for multiple vehicles, a shed to the rear, gas central heating, double-glazing throughout, a lean-to cover to the side, found down a cul-de-sac and most importantly benefits from having no chain!!!!

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As you enter the property you are welcomed by a short entrance hallway granting access to both bedrooms, the family bathroom and the living room. Bedroom one is a double bedroom found to the right as you walk through the front door offering a spacious living space flooded by natural sunlight from the front of the property, bedroom two is a single bedroom which can be found opposite bedroom one to the left as you walk through the door offering similar features. The family bathroom can be found towards the end of the entrance hallway boasting a three-piece layout of a shower, sink and toilet. The living room stretches from the front to the rear of the property offering an ideal hosting space for guests or large gatherings as well as creating a homely feel to it as an ideal winding down space, the living room also offers access to the kitchen at the rear of the property. The kitchen consists of fitted worktops and storage cupboards offering ample storage space with an integrated oven/hob and sink.

The property also benefits from a conservatory extension to the rear which can be accessed via the kitchen and provides access to the rear garden. This property also benefits from a number of other features including a large driveway big enough for multiple vehicles, a shed to the rear, gas central heating, double-glazing throughout, a lean-to cover to the side, found down a cul-de-sac and most importantly benefits from having no chain!!!! Available by appointment only. Call Kings now 0116 352 7012!!!!

Property Info

Living Room: 3.09m x 5.22m (10'2" x 17'2") – spacious living area consisting of carpeted flooring a front facing double-glazed bay window, wall mounted radiator and access to the kitchen.

Kitchen: 2.46m x 2.76m (8'1" x 9'1") – fitted kitchen accessed via the living room consisting of fitted worktops and storage cupboards, an integrated oven/hob, sink and access to the rear conservatory.

Conservatory: 2.26m x 2.62m (7'5" x 8'7") – rear extension consisting of hardwood flooring, double-glazing throughout and rear garden access.

Bathroom: 1.44m x 2.76m (4'9" x 9'1") – family bathroom consisting of a three-piece layout including a shower, sink and toilet.

Bedroom One: 3.11m x 4.03m (10'2" x 13'3") – double bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window, fitted sliding wardrobe, and wall mounted radiator.

Bedroom Two: 2.22m x 2.76m (7'3" x 9'1") – single bedroom located at the rear of the property consisting of hardwood flooring, a rear facing double-glazed window and wall mounted radiator.

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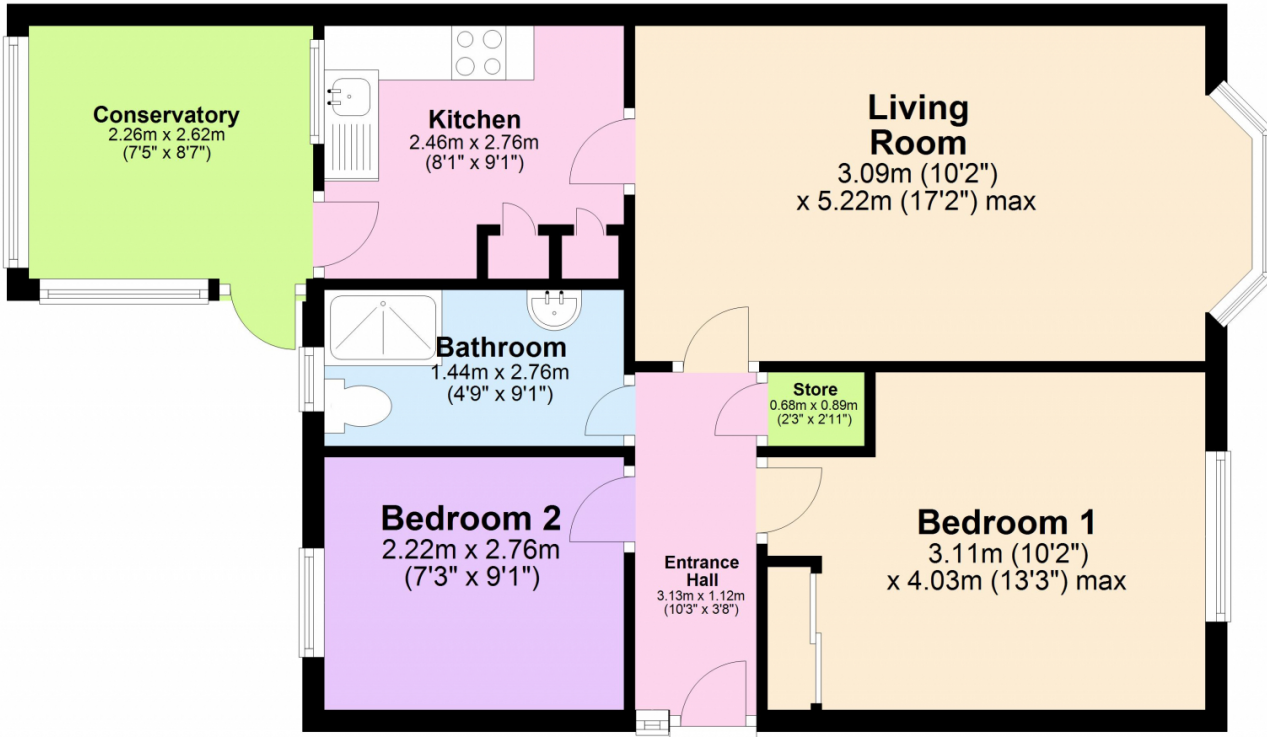
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Ground Floor

Approx. 57.5 sq. metres (618.9 sq. feet)



Total area: approx. 57.5 sq. metres (618.9 sq. feet)



EPC

Coming soon



