



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 semi-detached house located on Goodwood Crescent in the Goodwood area. This

property can be found in a sought-after area just off Goodwood Road and nearby to major access roads including Ethel Road, Whitehall Road and Colchester Road placing the property within an amazing catchment area. The property is also within close proximity to local shops, supermarkets, places of worship, pharmacies and schools (namely Judgemeanow, City of Leicester, St. Pauls, Whitehall Primary School and Crown Hills). The layout of the property is simple consisting of a ground floor including a living area, dining room and kitchen, and a first floor consisting of the family bathroom and three bedrooms.

This property is one not to miss out on but does require some work to bring it to a modern standard but let that take nothing away from the additional benefits it brings. Available by appointment only. Call Kings now 0116 352 7012!!!!

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

0116 352 7012

Kings are pleased to present this three-bedroom semi-detached house located on Goodwood Crescent in the Goodwood area. This property can be found in a sought-after area just off Goodwood Road and nearby to major access roads including Ethel Road, Whitehall Road and Colchester Road placing the property within an amazing catchment area. The property is also within close proximity to local shops, supermarkets, places of worship, pharmacies and schools (namely Judgemeanow, City of Leicester, St. Pauls, Whitehall Primary School and Crown Hills). The layout of the property is simple consisting of a ground floor including a living area, dining room and kitchen, and a first floor consisting of the family bathroom and three bedrooms.

As you enter the property you are initially welcomed by a spacious entrance hallway providing access to the stairway, kitchen to the rear and living room to the right. The living room is found at the front of the property providing the house with a spacious living area perfect for the owners after a long day or hosting guests. The living room provides access to the dining room which can be found at the rear of the property which also provides additional access to the kitchen area. The kitchen offers modern fitted worktops and storage cupboards including an integrated oven/hob, rear garden access and a rear facing double-glazed window.

As you proceed up the stairway onto the first floor you are welcomed by a spacious carpeted landing area providing access to each bedroom and the family bathroom. Bedrooms one and two mirror each other in their layout with bedroom one being slightly bigger, and both consist of the same features including carpeted flooring, double-glazed windows, access to integrated storage cupboards/wardrobes and wall mounted radiators. Bedroom three is a single bedroom which can be found at the front of the property consisting of carpeted flooring, wall mounted radiator and a front facing double-glazed window. The property also benefits from a three-piece family bathroom consisting of a toilet, bath/shower and sink.

This property is one not to miss out on but does require some work to bring it to a modern standard but let that take nothing away from the additional benefits it brings including no chain, found in a sought-after location, off the main road, double-glazing throughout, gas central heating and spacious rooms. Available by appointment only. Call Kings now 0116 352 7012!!!!

## Property Info

### Ground Floor

**Living Room:** 4.41m x 3.62m (14'6" x 11'11") – spacious living area located at the front of the property consisting of hardwood flooring, a wall mounted radiator, front facing double-glazed window and access to the dining room.

**Dining Room:** 2.85m x 2.71m (9'4" x 8'11") – located at the rear of the property accessed via the kitchen and living room, consisting of hardwood flooring, a rear facing double-glazed window and wall mounted radiator.

**Kitchen:** 3.33m x 2.73m (10'11" x 8'11") – fitted kitchen consisting of fitted worktops and storage cupboards, an integrated oven/hob, rear facing double-glazed window and rear garden access.

### First Floor

**Bedroom One:** 2.95m x 3.66m (9'8" x 12') – double bedroom located at the front of the property consisting of

carpeted flooring, wall mounted radiator, front facing double-glazed window and access to an integrated storage cupboard.

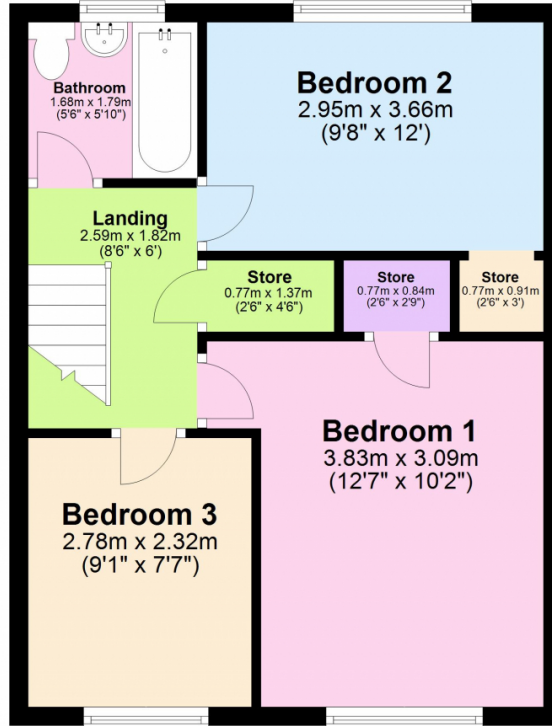
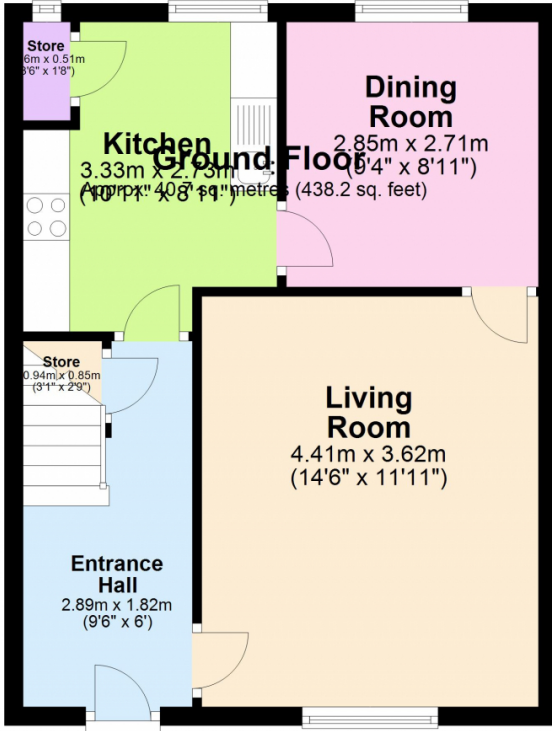
**Bedroom Two:** 2.95m x 3.66m (9'8" x 12') – double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window, wall mounted radiator and access to an integrated storage cupboard.

**Bedroom Three:** 2.78m x 2.32m (9'1" x 7'7") – single bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator.

**Bathroom:** 1.68m x 1.79m (5'6" x 5'10") – family bathroom consisting of tiling throughout, a bath/shower, sink and toilet.

**First Floor**

Approx. 40.3 sq. metres (433.3 sq. feet)



Total area: approx. 81.0 sq. metres (871.5 sq. feet)



**Coming soon**



