



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

0116 352 7012

 **3**  
Bedrooms

 **1**  
Bathroom





Kings are excited to present this three-bedroom end-terraced property located on Hollybush Close in the Thurnby Lodge area. This

property can be found just off Nursery Road. The location of the property brings convenience to the owners as it can be found within close proximity to local amenities including local shops on both Thurncourt Road and Scruptoft Lane, supermarkets, GPs, pharmacies, schools (Willowbrook Primary School and surrounding secondary schools being a short walk away) and places of worship. The layout of the property offers spacious living with a ground floor consisting of a through lounge stretching from the front to the rear of the property, kitchen, downstairs wc and storeroom, and a first floor consisting of three bedrooms and family bathroom.

This property is one not to miss out on and is available by appointment only. Call Kings now 0116 352 7012!!!!

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As you enter the property you are introduced to a long entrance hallway providing access to the downstairs wc, storeroom, kitchen and through lounge. The living room takes up the right side of the ground floor stretching from the front to the rear of the property bringing with it a spacious living area perfect for large families or hosting guests. The kitchen can be found at the end of the entrance hallway at the rear of the property consisting of tiled flooring, fitted worktop and storage cupboards, an integrated oven/hob and sink. The property also benefits from an additional storeroom and downstairs wc adding convenience for the owners.

As you proceed up the stairway you are met with a sizeable landing area providing access to all three bedrooms, a storage cupboard and family bathroom. Bedrooms one and two are both double bedrooms mirroring each others layout located at the front and the rear of the property, and bedroom three is a single bedroom located at the front of the property. All three bedrooms consist of the same features including carpeted flooring, wall mounted radiators and double-glazed windows. The family bathroom is a three-piece bathroom consisting of a bath/shower, sink and toilet, located at the rear of the property.

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## Property Info

### Ground Floor

**Living Room:** 7.18m x 3.13m (23'7" x 10'3") - through living room stretching from the front to the rear of the property consisting of tiled flooring, a front facing double-glazed window, double door rear garden access and a wall mounted radiator

**Kitchen:** 2.69m x 3.20m (8'10" x 10'6") - located at the rear of the property consisting of tiled flooring, fitted worktops and storage cupboards, integrated oven/hob, sink, rear garden access and a rear facing double-glazed window.

**Storeroom:** 2.20m x 1.38m (7'3" x 4'6") - additional storage space.

**Toilet:** 1.48m x 1.38m (4'10" x 4'6") - downstairs wc adding convenience for the owners.

### First Floor

**Bedroom One:** 3.57m x 3.13m (11'9" x 10'3") – double bedroom located at the front of the property consisting of carpeted flooring, a wall mounted radiator and a front facing double-glazed window.

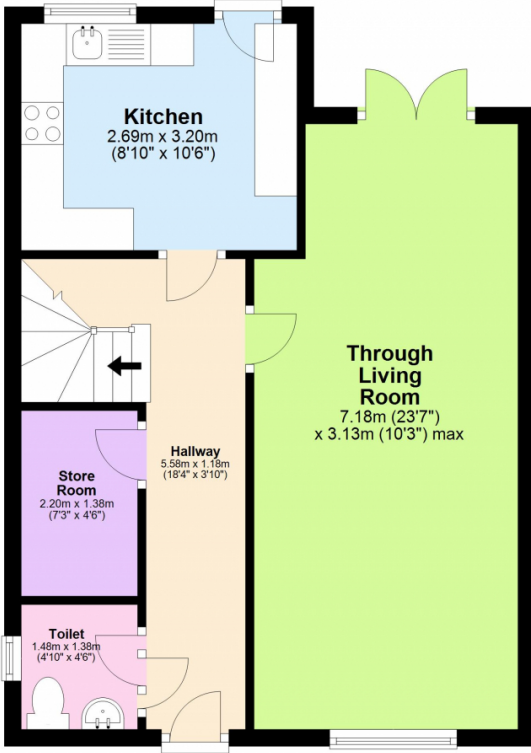
**Bedroom Two:** 3.52m x 3.13m (11'7" x 10'3") – double bedroom located at the rear of the property consisting of carpeted flooring, a wall mounted radiator and a rear facing double-glazed window.

**Bedroom Three:** 2.56m x 2.70m (8'5" x 8'10") – single bedroom located at the front of the property consisting of carpeted flooring, a wall mounted radiator and a front facing double-glazed window.

**Bathroom:** 2.68m x 1.67m (8'10" x 5'6") – three-piece family bathroom located at the rear of the property consisting of tiling throughout, a bath/shower, sink, toilet, rear facing double-glazed window and access to an integrated cupboard.

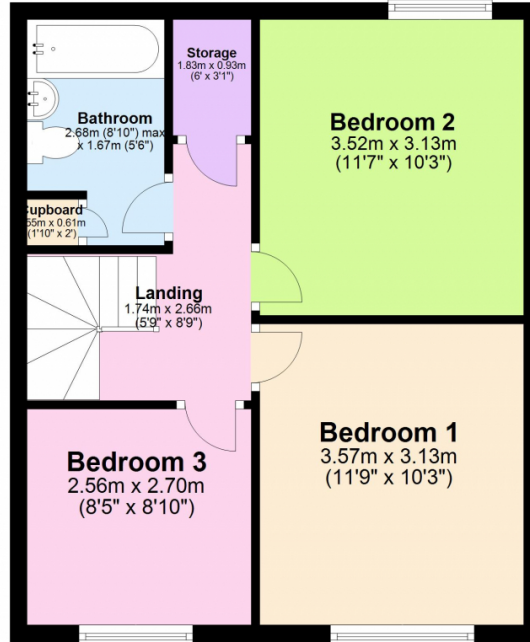
**Ground Floor**

Approx. 46.0 sq. metres (495.1 sq. feet)



**First Floor**

Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 88.5 sq. metres (952.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



