



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

0116 352 7012

 **3**
Bedrooms

 **1**
Bathroom



Kings are pleased to present this three-bedroom terraced house located on Woburn Close in the Glen Parva area. This property is

situated within close proximity to local amenities including shops, supermarkets, schools, surrounding areas including Eyres Monsell and major access roads including Leicester Road and Glenhills Way. The property boasts a simple layout including a ground floor consisting of a living room and kitchen, and a first floor consisting of three bedrooms and the family bathroom.

This property is ideal for both first time buyers and investors looking to expand their portfolios or take a project on as the property does require a full renovation throughout. Available via appointment only. Call Kings now 0116 352 7012!!!!

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As you enter the property you initially make your way through a porch way before entering the main body of the house. The entrance hallway separates the stairway from the living room, which can be found at the front of the house, the living room consists of carpeted flooring, a front facing window, wall mounted fireplace and access to both under stair storage and the kitchen to the rear. The kitchen stretches the rear of the property consisting of part tiled walls, fitted worktops and storage cupboards, an integrated oven/hob, rear facing window and access to further under stair storage and the rear garden.

As you proceed up the stairway you are met with a spacious landing area providing access to all three bedrooms and the bathroom/wet room. Bedrooms one and two are both double bedrooms situated next to each other at the front of the property and bedroom three is a single bedroom which can be found at the rear of the property. All three bedrooms consist of carpeted flooring and windows whilst bedrooms one and two also benefit from access to integrated storage cupboards. The family bathroom could also be considered as a wet room can be found at the rear of the property consisting of tiling throughout, a shower, sink and toilet.

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Property Info

Ground Floor

Living Room: 5.08m x 3.95m (16'8" x 13') – located at the front of the property consisting of carpeted flooring, a front facing window, wall mounted fireplace and access to under stair storage and the kitchen to the rear.

Kitchen: 2.09m x 4.87m (6'10" x 16') – stretching the rear of the property consisting of fitted worktops and storage cupboards, an integrated oven/hob, sink, rear facing windows and rear garden access.

First Floor

Bedroom One: 3.90m x 3.28m (12'9" x 10'9") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing window and access to an integrated storage cupboard.

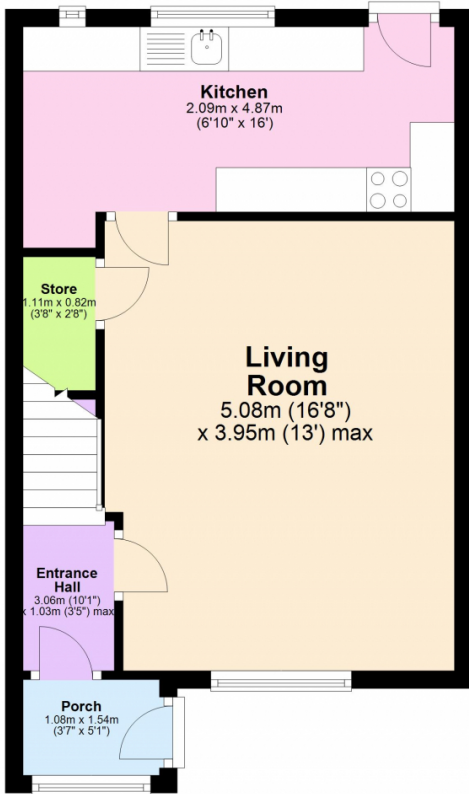
Bedroom Two: 3.77m x 2.74m (12'4" x 9') – double bedroom located at the front of the property consisting of carpeted flooring, a front facing window and access to an integrated storage cupboard.

Bedroom Three: 2.54m x 2.47m (8'4" x 8'1") – single bedroom located at the rear of the property consisting of carpeted flooring and a rear facing window.

Bathroom: 1.64m x 2.26m (5'5" x 7'5") – located at the rear of the property consisting of tiling throughout, shower, sink and toilet.

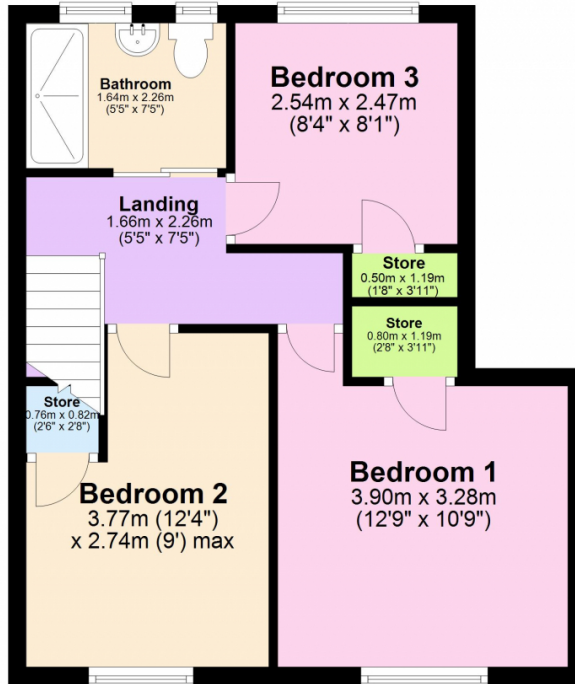
Ground Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 76.5 sq. metres (823.1 sq. feet)



Coming soon



