



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 detached bungalow on Thurncourt Road in the Thurnby Lodge/Thurncourt area. This

property can be found within a sought-after area placed within close proximity to local amenities including shops, schools, pharmacies, places of worship, supermarkets and major access roads including Scraptoft Lane and Ocean Road. The property benefits from an extended layout consisting of two double bedrooms, a through lounge/dining area, bathroom, conservatory, kitchen, lean-to and multiple out-houses.

This property is one not to miss out on due to the additional benefits it holds including a spacious layout, large garden, driveway big enough for multiple vehicles, solar panels, optional 24/7 security, multiple fully wired out-houses and next to no work required. Available by appointment only. Call Kings now 0116 352 7012!!!!

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As you enter the property you are placed within the main body of the bungalow making your way down a hallway connecting you to every room in the property. The through lounge and dining area can be found towards the end of the hallway found at the front of the property bringing with it a great space for hosting guests of winding down after a long day maintaining a cozy yet practical feeling with further access to a lean-to providing ample storage space and rear garden access. Bedrooms one and two are both double bedrooms, with bedroom one being found at the front of the property as you enter the front door and bedroom two being found towards the end of the hallway and the rear of the property, both bedrooms consist of carpeted flooring, wall mounted radiators, double-glazed windows and fitted wardrobes.

The family bathroom can be found towards the end of the hallway at the rear of the property boasting a three-piece layout consisting of tiling throughout, a bath/shower, sink and toilet. Upon entering the property, you can turn to the right, and you will be placed in the kitchen which has been fully modernised and provides access to the conservatory to the rear which can be accessed via the driveway and provides rear garden access.

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Property Info

Living/Dining Area: 3.64m x 6.24m (11'11" x 20'6") - spacious open plan living and dining area located at the front of the property consisting of carpeted flooring, two front facing double-glazed bay windows, wall mounted radiator and double door access to the lean-to leading into the garden.

Kitchen: 2.13m x 3.22m (7' x 10'7") - modern fitted kitchen consisting of hardwood flooring, fitted worktops and storage cupboards, an integrated oven/hob, sink, wall mounted radiator, rear facing double-glazed window and conservatory access.

Conservatory: 3.38m x 2.30m (11'1" x 7'7") - second reception room extended from original build consisting of hardwood flooring, double-glazing throughout and double door rear garden access.

Bathroom: 4.25m x 1.74m (13'11" x 5'9") - family bathroom consisting of tiling throughout, a bath/shower, sink and toilet.

Bedroom One: 3.64m x 3.30m (11'11" x 10'10") - double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed bay window, wall mounted radiator, fitted wardrobes and access to an integrated storage cupboard.

Bedroom Two: 4.26m x 2.43m (14' x 8') – double bedroom located at the rear of the property consisting of carpeted flooring, wall mounted radiator, rear facing double-glazed window, rear garden access and fitted wardrobes.



Total area: approx. 127.3 sq. metres (1370.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



