



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 semi-detached house on Aylestone Drive found in the Aylestone area. This property is found

just off Glenhills Way putting it in a very much sought after location. The property is also situated near various local amenities, including schools like Montrose Primary School, Eyres Monsell Primary School, and Tudor Grange Samworth Academy, as well as shops, places of worship, and convenient city centre access with excellent transport links. The layout includes a ground floor consisting of a living room, kitchen, dining room and additional utility room to the rear, and a first floor consisting of three bedrooms and the family bathroom.

This property is one not to miss out on due to the benefits the property holds including its location, the spacious layout, minimal work required, gas central heating, double-glazing throughout, a large rear garden and potential to extend (STPP). Available by appointment only. Call Kings now 0116 352 7012!!!

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The property is accessed via a small porch before entering the entrance hallway. The hallway grants access to the living room, under stair storage and kitchen. The living room can be found at the front of the property offering a spacious living area consisting of hardwood flooring, front facing double-glazed window, a fireplace and wall mounted radiator. The kitchen is found at the end of the hallway and does require some modernisation; however, it does also consist of fitted worktops, tiled flooring, a free-standing oven/hob, rear facing double-glazed window and access to a utility room and dining room. The utility room has all of the plumbing in place for your appliances and also has a toilet fitted adding convenience for the owners.

As you proceed up the carpeted stairway onto the first floor you are met with a carpeted spacious landing area providing access to all three bedrooms and the family bathroom. Bedrooms one and two are both double bedrooms mirroring each others layout both consisting of carpeted flooring, double-glazed windows, wall mounted radiators and access to integrated storage cupboards. Bedroom three is a single bedroom, acting as the box room located at the front of the property consisting of the same features as the other two bedrooms. The family bathroom boasts a three-piece layout including a shower, sink and toilet.

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## Property Info

### Ground Floor

**Living Room:** 4.02m x 3.85m (13'2" x 12'8") – spacious living area located at the front of the property consisting of hardwood flooring, a front facing double-glazed bay window, wall mounted radiator and fireplace.

**Dining Room:** 3.11m x 2.73m (10'2" x 8'11") – accessed via the kitchen consisting of hardwood flooring, a rear facing double-glazed window and wall mounted radiator.

**Kitchen:** 3.12m x 2.92m (10'3" x 9'7") – located towards the rear of the property consisting of tiled flooring, fitted worktops and storage cupboards, a free-standing oven/hob, rear facing double-glazed window and access to the utility room and rear garden.

**Utility Room:** 3.03m x 1.50m (9'11" x 4'11") – located at the rear of the property consisting of plumbing for appliances, a toilet, a hardwood flooring.

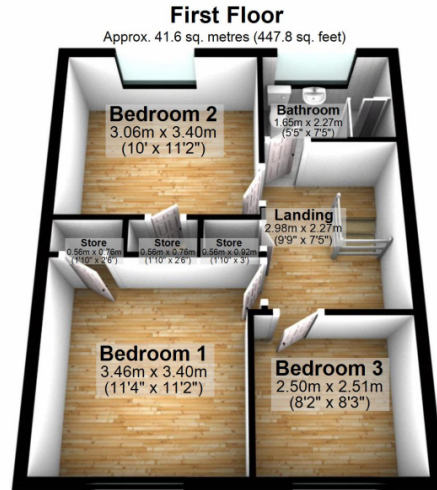
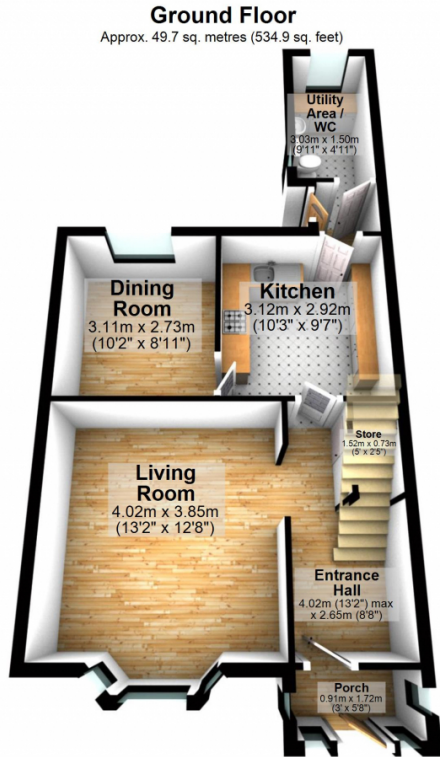
## First Floor

**Bedroom One:** 3.46m x 3.40m (11'4" x 11'2") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator and access to an integrated storage cupboard.

**Bedroom Two:** 3.06m x 3.40m (10' x 11'2") – double bedroom located at the rear of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator and access to an integrated storage cupboard.

**Bedroom Three:** 2.50m x 2.51m (8'2" x 8'3") – single bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator.

**Bathroom:** 1.65m x 2.27m (5'5" x 7'5") – three-piece family bathroom located at the rear of the property consisting of tiling throughout, a shower, sink, toilet and rear facing double-glazed window.



Total area: approx. 91.3 sq. metres (982.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



