



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

0116 352 7012

 **5**  
Bedrooms

 **4**  
Bathrooms



Kings are excited to present this five bedroom terraced town house located on a Cul-de-sac, Harleston Close, situated just off Nursery Road. CALL KINGS NOW TO ARRANGE YOUR VIEWING!!! 0116 3527012



Kings are excited to present this five bedroom terraced town house located on a Cul-de-sac, Harleston Close, situated just off Nursery Road. The property offers a generous amount of space throughout, ideal for families and busy households benefiting from a driveway, double glazing throughout, gas central heating, five double bedrooms, large kitchen and a rear garden. The location of the property is ideal as it offers excellent transport links with regular bus routes, easy access to Scraftoft Lane, local amenities including shops and places of worship close by. The property is also located within the very sought after LE5 area.

As you enter the property you are welcomed by a generous hallway offering access to the downstairs bedroom with a large en-suite and kitchen area. The kitchen is fitted with modern worktops and does offer enough space for a dining table creating the potential for a kitchen/diner as well as rear access to the garden through double doors.

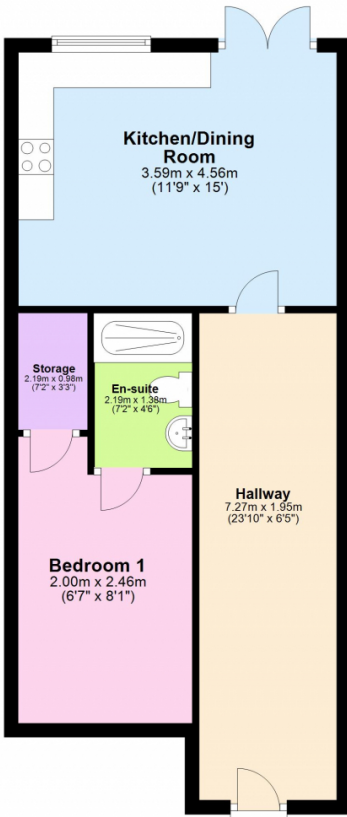
As you ascend the stairway onto the first floor you are met with a carpeted landing area connecting the living room and first bedroom inclusive of an en-suite. The first floor is carpeted throughout with the second double bedroom located at the front of the property and the living room located at the rear of the property. The living room does take on a L shape creating a deceptively larger room as you enter.

The stairway then continues onto the second floor placing you onto the landing area connecting the other three double bedrooms, one en-suite and the family bathroom. The family bathroom is tiled throughout and is inclusive of a bath/shower, sink and toilet.

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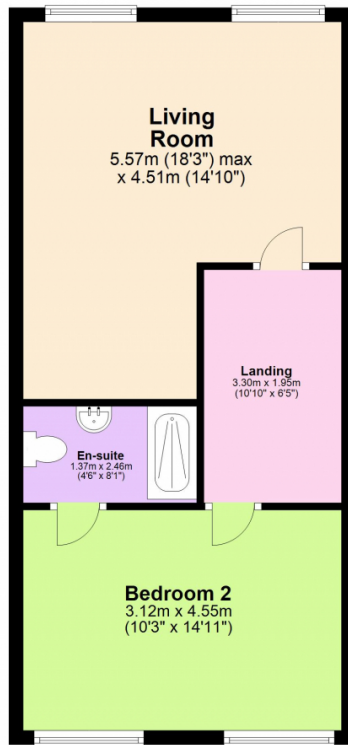
**Ground Floor**

Approx. 45.8 sq. metres (493.5 sq. feet)



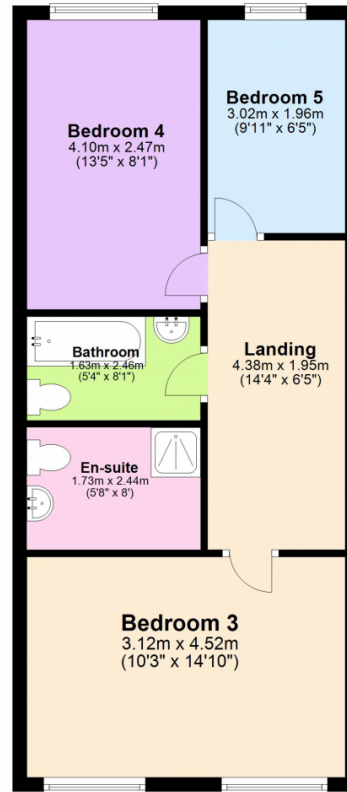
**First Floor**

Approx. 45.9 sq. metres (493.7 sq. feet)



**Second Floor**

Approx. 48.8 sq. metres (525.4 sq. feet)



Total area: approx. 140.5 sq. metres (1512.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 3 Harleston Close, LE5



