



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

0116 352 7012

 **2**  
Bedrooms

 **1**  
Bathroom





Kings are pleased to present this two-bedroom end-terraced house found on Telford Way in the Thurnby Lodge area. The property is

conveniently located within close proximity to local amenities being situated down a cul-de-sac putting you within walking distance to local amenities including places of worship, schools, local shops, and excellent transportation links, making this a prime location for first-time buyers or small families looking to find their next property. This property benefits from a spacious living room and kitchen including two spacious rooms on the first floor as well as a modern family bathroom.

This property is available with no chain and holds additional benefits including off road parking with a driveway large enough for multiple vehicles, double-glazing throughout, gas central heating and a good sized garden. Available by appointment only. Call Kings now 0116 352 7012!!!

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As you enter the property you initially make your way through a small porch area before entering the living room. The living room stretches the front of the property consisting of carpeted flooring, a wall mounted radiator, front facing double-glazed window, a fireplace, and access to the rear of the property. The kitchen/diner stretches the rear of the property consisting of fitted worktops and storage cupboards, a free-standing oven/hob, sink and both double door rear garden access and stairway access leading up to the first floor.

As you proceed up the stairway onto the first floor you are met with a spacious landing area providing access to both double bedrooms and the family bathroom. Both rooms consists of carpeted flooring, wall mounted radiators, double-glazed windows and integrated storage cupboards, with bedroom one stretching the front of the property and bedroom two stretching the rear of the property. The family bathroom boasts a three-piece layout consisting of tiling throughout, a bath/shower, sink and toilet.

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## Property Info

### Ground Floor

**Living Room:** 5.23m x 3.61m (17'2" x 11'10") – stretches the front of the property consisting of carpeted flooring, a wall mounted radiator, front facing double-glazed window, a fireplace, and access to the rear of the property.

**Kitchen/Diner:** 3.04m x 3.62m (10' x 11'11") – stretches the rear of the property consisting of fitted worktops and storage cupboards, a free-standing oven/hob, sink and both double door rear garden access and stairway access leading up to the first floor.

### First Floor

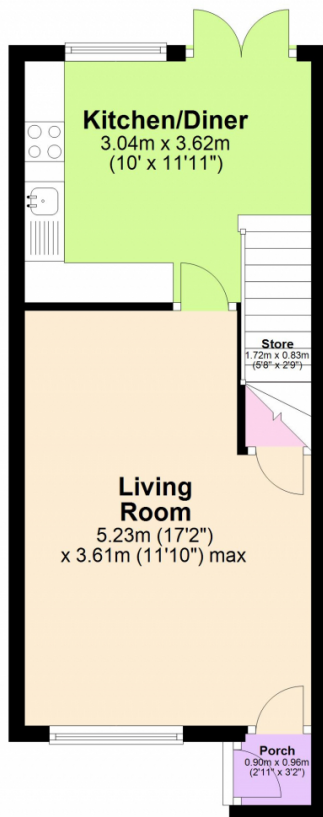
**Bedroom One:** 3.33m x 3.61m (10'11" x 11'10") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator and access to an integrated storage cupboard.

**Bedroom Two:** 2.93m x 3.64m (9'7" x 11'11") – double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window, wall mounted radiator and access to an integrated storage cupboard.

**Bathroom:** 2.06m x 1.67m (6'9" x 5'6") – three-piece family bathroom consisting of tiling throughout, a bath/shower, sink and toilet.

### Ground Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



### First Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



Total area: approx. 62.2 sq. metres (669.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



