



Offers over £210,000
Main Street, Humberstone, Leicester, LE5



 2
Bedrooms

 1
Bathroom

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

0116 352 7012



Offers over £210,000
Main Street, Humberstone, Leicester, LE5



Kings are excited to present this two-bedroom end-terraced house on Main Street located in Humberstone Village. This property is located in a very much sought-after location being found in the heart of Humberstone Village making convenience a huge bonus for future owners with local amenities being within walking distance including shops, supermarkets, schools, places of worship and regular bus routes. The property does benefit from a spacious layout with the ground floor consisting of the living room and kitchen/diner, and the first floor consisting of two bedrooms and the family bathroom.

This property is one not to miss out on, available with no chain, a large garden, lean-to, some work required and via appointment only. Call Kings now 0116 352 7012!!!

Kings are excited to present this two-bedroom end-terraced house on Main Street located in Humberstone Village. This property is located in a very much sought-after location being found in the heart of Humberstone Village making convenience a huge bonus for future owners with local amenities being within walking distance including shops, supermarkets, schools, places of worship and regular bus routes. The property does benefit from a spacious layout with the ground floor consisting of the living room and kitchen/diner, and the first floor consisting of two bedrooms and the family bathroom.

As you enter the property you are initially welcomed by a small entrance hallway providing access to the stairway leading onto the first floor and the living room located at the front. The living room connects the remainder of the ground floor providing access to the kitchen/diner at the rear, this room consists of carpeted flooring, a front facing double-glazed bay window and wall mounted radiator. The kitchen/diner stretches the rear of the property consisting of hardwood flooring, fitted worktops and storage cupboards, integrated appliances and access to the rear garden and under stair storage.

As you proceed up the stairway onto the first floor you are welcomed by a small landing area providing access to both bedrooms and the family bathroom. Both bedrooms are double bedrooms with bedroom one being slightly bigger, stretching the front of the property and bedroom two located at the rear, both rooms consist of carpeted flooring, double-glazed windows, wall mounted radiators and integrated storage cupboards. The family bathroom boasts a three-piece layout consisting of a bath, toilet and sink.

This property is one not to miss out on, available with no chain, a large garden, lean-to, some work required and via appointment only. Call Kings now 0116 352 7012!!!

Property Info

Ground Floor

Living Room: 3.64m x 3.55m (11'11" x 11'8") – located at the front of the property consisting of carpeted flooring, a front facing double-glazed bay window, wall mounted radiator and access to the kitchen/diner.

Kitchen/Diner: 3.02m x 4.52m (9'11" x 14'10") – stretching the rear of the property consisting of hardwood flooring, fitted worktops and storage cupboards, integrated appliances, a rear facing double-glazed window and access to the rear garden and under stair storage.

First Floor

Bedroom One: 3.66m x 3.52m (12' x 11'7") – double bedroom stretching the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator and an integrated storage cupboard/wardrobe.

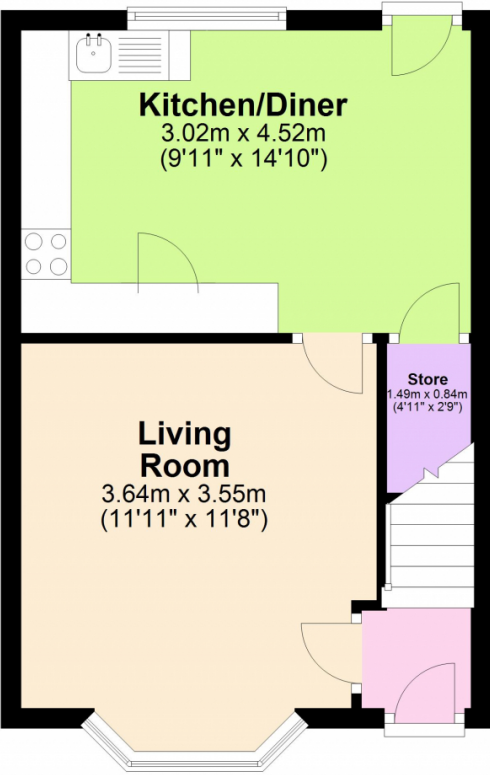
Bedroom Two: 3.02m x 2.54m (9'11" x 8'4") – double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window, wall mounted radiator and integrated storage cupboard.

Bathroom: 1.97m x 1.85m (6'6" x 6'1") – three-piece family bathroom consisting of a bath, sink and toilet.



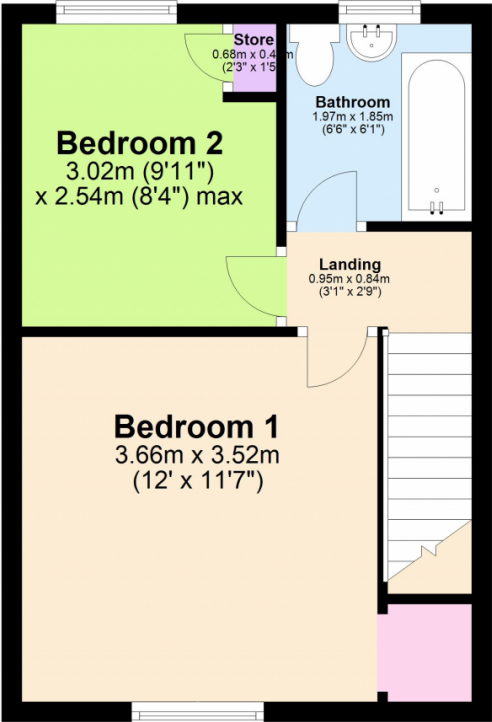
Ground Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.2 sq. feet)



Total area: approx. 60.9 sq. metres (655.7 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

