



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

0116 352 7012

 **3**
Bedrooms

 **2**
Bathrooms



Kings are pleased to present this three-bedroom traditional semi-detached house on Cardinals Walk located in the Humberstone area.

This property offers spacious living ready for its next owner to make it their own, being ideal for first time buyers or families looking for their next home. Available by appointment only. Call Kings now!!!! 0116 352 7012

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Kings are pleased to present this three-bedroom traditional semi-detached house on Cardinals Walk located in the Humberstone area. This property offers spacious living ready for its next owner to make it their own, being ideal for first time buyers or families looking for their next home. The property benefits from a ground floor consisting of a living room, second reception room, downstairs bathroom, kitchen, dining room and a single garage accessed through the property and a first floor consisting of three bedrooms, two of which being double bedrooms and one single, a family bathroom. The property is located in the sought after LE5 area of Leicester being in close proximity to local shops, schools, regular bus routes and places of worship plus it has the benefits of being located down a quiet road.

Upon entering the property, you firstly make your way through the porch into the entrance hallway. The entrance hallway offers access to the living room and kitchen/diner. The living room can be found at the front of the property offering a spacious living area with front facing double-glazed bay windows, carpeted flooring. The kitchen dining room are placed at the rear of the property, fitted worktops inclusive of ample storage space. The garage is a single garage which can be accessed via the front of the property.

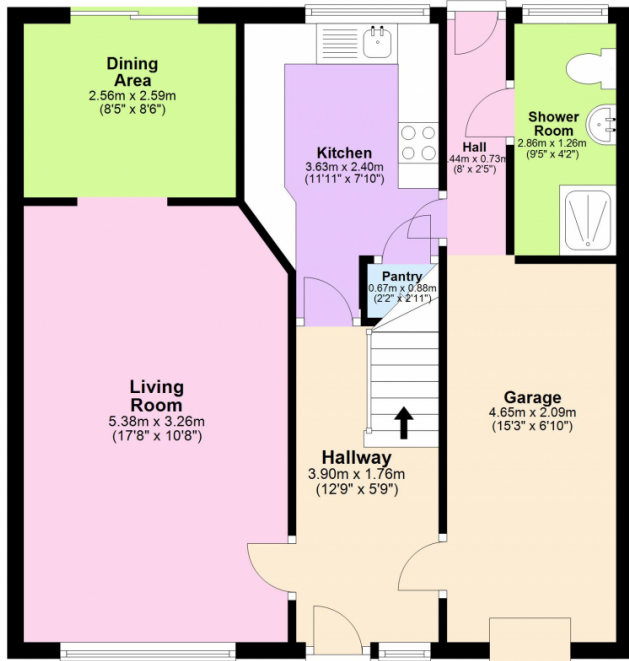
As you ascend the staircase you are met with a sizeable landing area giving access to all three bedrooms as well as a family bathroom and separate toilet. Each bedroom consists of carpeted flooring and double-glazed windows, bedrooms one and two are both double bedrooms with bedroom two containing additional fitted wardrobes.

Aside from the interior benefits of the property including a relatively new boiler, new heating pipes and a newly decorated ceiling there are also external benefits including the driveway is big enough to fit multiple vehicles on as well as some on road parking just outside of the property and the rear garden. Please note that the garage will be painted.

This property is not one to miss out on, with huge potential to make this property unique for the next owner especially with the potential for a single story extension to the rear subject to planning permission located in the sought after Humberstone area benefiting from a large garden, double-glazing throughout, gas central heating, single garage, fitted worktops in the kitchen and a single driveway. Available by appointment only. Call Kings now!!!! 0116 352 7012

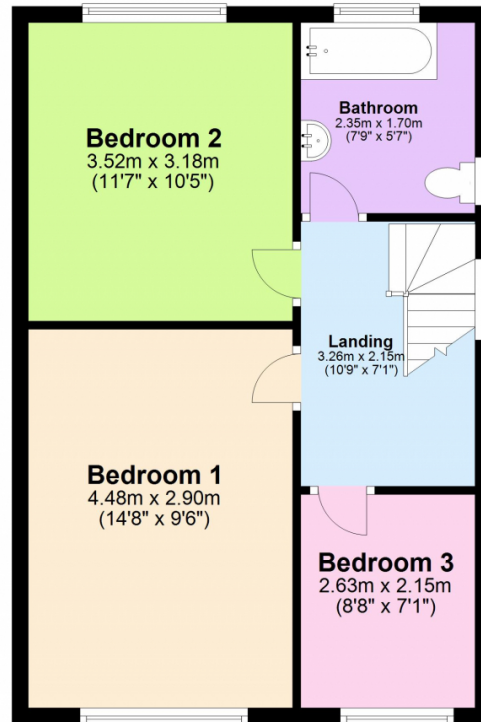
Ground Floor

Approx. 55.6 sq. metres (599.0 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Total area: approx. 99.2 sq. metres (1067.3 sq. feet)



