



Offers over £475,000  
Rockery Close, Off Uppingham Road, Leicester, LE5



 4  
Bedrooms

 2  
Bathrooms

297 Uppingham Road, Humberstone, Leicester LE5 4DG |  
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## Property Description

Situated in a **quiet cul-de-sac** in **off Uppingham Road**, this **four-bedroom detached home** offers generous living space, a practical layout, and easy access to local amenities. With **approximately 1,394 sq. ft.** of accommodation, this property is ideal for families looking for comfort and convenience.

### Ground Floor

- The **living room** measures **4.45m (14'7" max) x 3.53m (11'7")**, offering a spacious area ideal for relaxing or entertaining guests.
- The **dining room**, at **3.27m x 3.07m (10'9" x 10'1")**, provides a comfortable space for family meals and gatherings.
- The **kitchen** spans **3.18m x 3.28m (10'5" x 10'9")**, featuring ample workspace and storage for all your cooking needs.
- A **utility room**, measuring **2.80m x 1.72m (6'10" x 5'8")**, adds extra convenience for laundry and household essentials.
- The **WC**, sized **1.09m x 1.72m (3'7" x 5'8")**, is a practical addition to the ground floor.
- The **garage** is **5.08m x 2.52m (16'8" x 8'3")**, providing secure parking or additional storage space.
- A welcoming **hallway**, at **3.80m x 2.02m (12'6" x 6'8")**, connects the living areas and provides access to the first floor.

### First Floor

- **Bedroom 1**, measuring **3.78m x 3.96m (12'5" x 13')**, is a generously sized master bedroom with an **en-suite** at **2.64m x 2.64m (8'8" x 8'8")**, offering privacy and convenience.
- **Bedroom 2**, at **3.73m x 2.94m (12'3" x 9'8")**, is another spacious double bedroom, perfect for family or guests.
- **Bedroom 3**, measuring **2.44m x 2.50m (8' x 8'2")**, makes for a great single bedroom, study, or nursery.
- **Bedroom 4**, sized **2.44m x 2.64m (8' x 8'8")**, provides additional sleeping space or the potential for a home office.
- The **bathroom**, at **2.45m (8') x 2.52m (8'3" max)**, includes a bathtub and essential fittings for family convenience.
- The **landing**, measuring **1.19m x 2.48m (3'11" x 8'2")**, connects all first-floor rooms and provides access to storage spaces.

### Location & Amenities

This home is located **off Uppingham Road**, close to **Rowlatts Hill Primary Academy** and **Madani Schools Federation**, making it a great option for families. **Uppingham Road** is within easy reach, providing a range of local shops, supermarkets, and eateries.

The property also backs onto Humberstone Park, perfect for relaxing walks and enjoying the scenic green spaces, children's play areas, and outdoor activities.

The property also benefits from **convenient transport links** with easy access, ensuring smooth travel to **Leicester city centre** and surrounding areas.

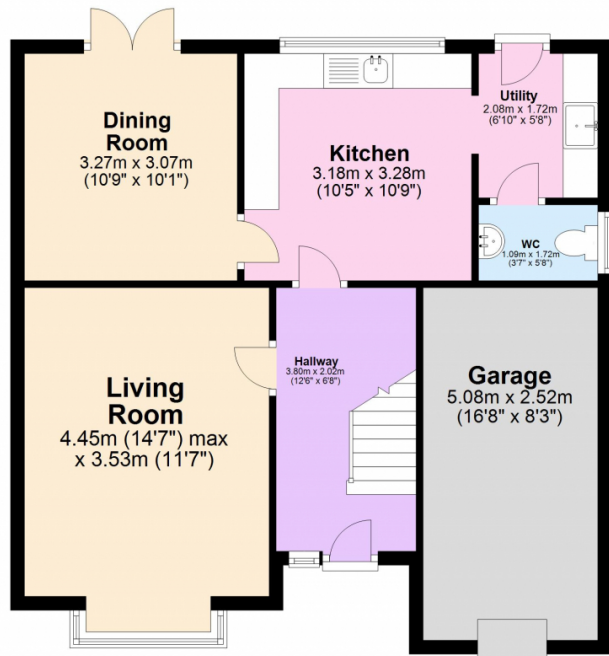
## Contact

To arrange a viewing or for more details, contact **Kings Real Estate**:



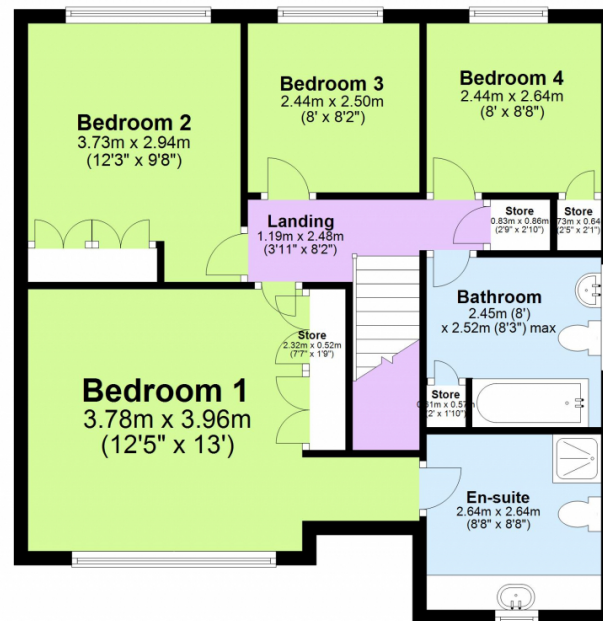
### Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



### First Floor

Approx. 64.5 sq. metres (694.2 sq. feet)



Total area: approx. 129.5 sq. metres (1394.0 sq. feet)

