

Offers over £475,000
Tennis Court Drive, Humberstone,
Leicester, LE5



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

0116 352 7012

 **3**
Bedrooms

 **1**
Bathroom

Offers over £475,000
Tennis Court Drive, Humberstone,
Leicester, LE5



Property Description

Kings are proud to present this spacious and versatile **three-bedroom detached family home** situated in the sought-after residential area of **Tennis Court Drive**, located in the popular suburb of **Humberstone, Leicester**. Boasting generous living spaces, a garage, an office, and a well-thought-out layout, this property is perfect for families or professionals seeking comfort and practicality.

Navigating Through the Property

Upon entering the home through the porch, you're welcomed into a central hallway that connects all ground-floor rooms. On the left of the hallway at the front of the property, there is a reception room, perfect for relaxing and entertaining. Moving through, you enter a bright and open **living room**, conveniently located next to the **kitchen** and **kitchen area** at the rear. A **store** and **WC** are also conveniently positioned off the kitchen. On the left side of the house, there's a garage that provides excellent additional space—perfect for extra storage.

Ascending the stairs from the hallway, the **first floor** opens onto a **spacious landing**, granting access to three well-proportioned **bedrooms**, a **family bathroom**, **WC area**.

Ground Floor Sizings

- **Porch:** 0.54m x 3.05m
- **Hallway:** 2.00m x 3.05m
- **Reception Room:** 3.83m x 3.64m
- **Living Room:** 4.56m x 3.72m
- **Kitchen:** 3.17m x 2.73m
- **Kitchen Area:** 4.74m x 2.13m
- **WC:** 0.95m x 1.29m
- **Store:** 0.84m x 1.39m
- **Garage:** 4.49m x 2.61m
- **Office:** 2.64m x 2.61m

First Floor

- **Landing:** 2.82m x 0.82m
- **Bedroom 1:** 3.96m x 3.66m
- **Bedroom 2:** 3.30m x 3.66m

- **Bedroom 3:** 2.31m x 2.77m

- **Bathroom:** 2.91m x 1.80m

- **WC Area:** 1.99m x 0.84m

Location & Amenities

Situated in the heart of **Leicester's LE5 postcode**, this home benefits from excellent transport links, reputable schools, and nearby parks. It's within easy reach of **Humberstone Junior Academy**, **Netherhall School**, and **Nuffield Health Leicester Hospital**. Local shopping is a breeze with **Hamilton Tesco Extra**, **Uppingham Road** amenities, and **Evington Road** close by, offering everything from groceries to restaurants and cafés.

Commuters will love the easy access to the **A47** and **Leicester city centre**, while families will appreciate the quiet, well-established residential setting.

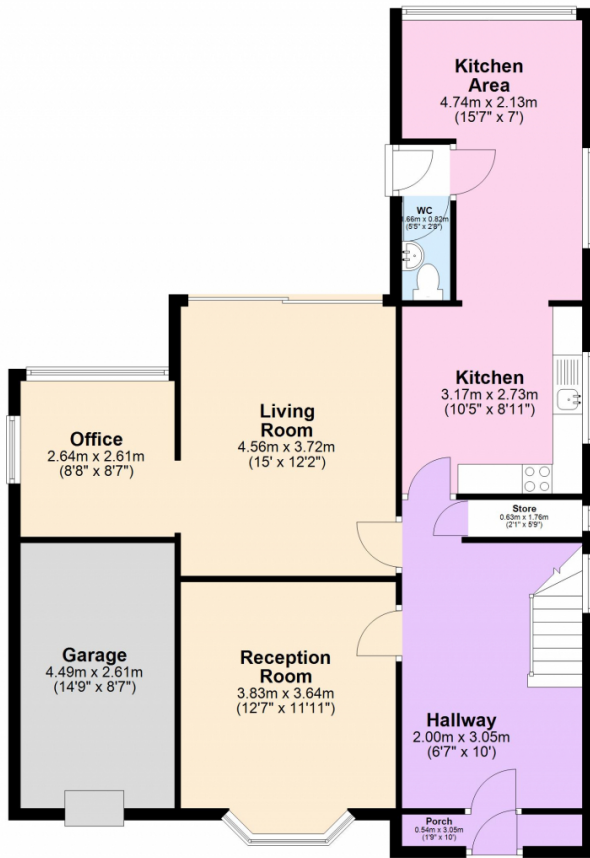
Book Your Viewing Today!

Don't miss out on this beautifully laid out home with room to grow. To arrange a viewing, please contact us at:

Offers over £475,000
Tennis Court Drive, Humberstone,
Leicester, LE5

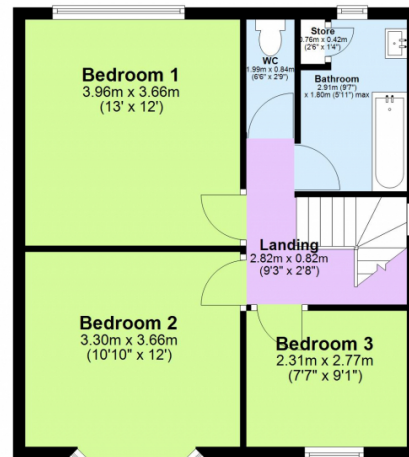
Ground Floor

Approx. 93.5 sq. metres (1006.1 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



Total area: approx. 141.3 sq. metres (1520.8 sq. feet)



