



Offers over £400,000  
Hunters Way, Leicester Forest East, Leicester, LE3



5

Bedrooms



3

Bathrooms

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## Property Description

Nestled in a quiet cul-de-sac in the ever-popular Leicester Forest East, this spacious five-bedroom semi-detached home occupies a generous corner plot offering a larger garden than its neighbouring homes. Already benefitting from a significant extension, this home provides the perfect balance of versatile living space, privacy, and family functionality. With ample room inside and out, this is an ideal opportunity for growing families or buyers looking to upsize in a sought-after location.

## Navigating Through the Property

Step into a porch which leads into the living room measuring 3.85m x 7.04m (12'8" x 23'1") – perfect for both relaxing and entertaining. At the rear of the property is a bright and spacious kitchen/diner (3.15m x 6.57m / 10'4" x 21'7") and a lovely conservatory (3.15m x 3.11m / 10'4" x 10'2") that brings in natural light and garden views. There's also a modern ground floor **shower room** and integral access to the garage (5.53m x 4.92m / 18'2" x 16'2").

Upstairs, the first-floor landing connects to five well-sized bedrooms, including an en-suite to the master, a family bathroom, and **one** useful storage/boiler cupboard. All bedrooms benefit from built-in/free standing wardrobes, offering plenty of storage throughout.

## Ground Floor

- Living Room: 3.85m x 7.04m (12'8" x 23'1")
- Kitchen/Diner: 3.15m x 6.57m (10'4" x 21'7")
- Conservatory: 3.15m x 3.11m (10'4" x 10'2")
- **Shower Room:** 1.82m x 2.18m (6'0" x 7'2")
- Garage: 5.53m x 4.92m (18'2" x 16'2")
- Porch: 0.99m x 2.02m (3'3" x 6'8")

## First Floor

- Bedroom 1 (with En-suite): 3.74m x 3.72m (12'3" x 12'2")

- En-suite: 2.77m x 1.10m (9'1" x 3'7")
- Bedroom 2: 3.38m x 4.92m (11'1" x 16'2")
- Bedroom 3: 3.38m x 2.90m (11'1" x 9'6")
- Bedroom 4: 2.77m x 2.90m (9'1" x 9'6")
- Bedroom 5: 2.47m x 1.80m (8'1" x 5'11")
- Bathroom: 1.84m x 2.02m (6' x 6'8")
- Landing (with one storage/boiler cupboard): 2.71m x 2.96m (8'11" x 9'9")

### **Location & Amenities**

Located in Leicester Forest East, this property is ideally positioned for access to major road links including the M1 and M69, making it ideal for commuters. It's close to local parks, primary and secondary schools, shopping options and leisure facilities. The cul-de-sac setting ensures a quiet residential atmosphere, while the corner plot offers extra garden space.

### **Contact**

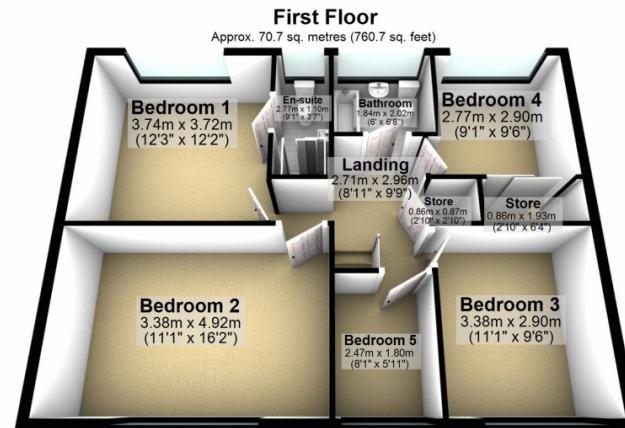
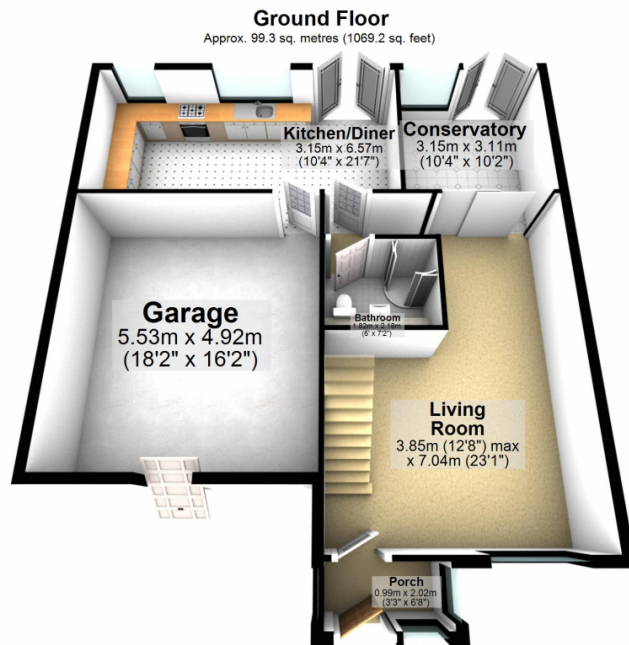
Call: Kings Real Estate on 0116 352 7012

Email: [info@kingsestateuk.com](mailto:info@kingsestateuk.com)

This is a fantastic opportunity to secure a spacious, extended home in one of Leicester's most desirable suburban areas — don't miss out!



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Total area: approx. 170.0 sq. metres (1829.9 sq. feet)

