



Offers over £230,000
Bowhill Grove, Thurncourt, Leicester, LE5



3

Bedrooms



1

Bathroom

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Property Description

Welcome to this spacious and versatile three-bedroom, one-bathroom semi-detached home located on Bowhill Grove in the highly sought-after residential area of Leicester. This property offers a perfect blend of comfort and practicality, with generous living areas, a large conservatory, and ample storage space—ideal for growing families.

Navigating Through the Property

Stepping into the property, you are greeted by a welcoming hallway that leads you through to the spacious living room at the front of the home. From there, continue into the generously sized kitchen, which connects seamlessly to the conservatory at the rear, perfect for enjoying natural light all year round. A convenient store room adjacent to the conservatory provides extra storage options. Upstairs, the landing grants access to three bedrooms, a family bathroom, and additional storage cupboards to ensure everything has its place.

Ground Floor

- **Porch/Hallway:** 3.13m x 0.86m (10'3" x 2'10") — welcoming entry point with space for coats and shoes.
- **Living Room:** 5.15m x 3.95m (16'11" x 13') — a bright and airy living area perfect for relaxing or entertaining.
- **Kitchen:** 2.06m x 4.87m (6'9" x 16') — spacious and practical, with room for a dining table.
- **Conservatory:** 3.36m x 4.91m (11' x 16'1") — a versatile space for family dining, a playroom, or additional lounge.
- **Store Room:** 1.83m x 2.50m (6' x 8'2") — convenient extra storage accessible from the conservatory.
- **Additional Store (by stairs):** 1.63m x 0.86m (5'4" x 2'10") — handy under-stairs storage for household items.

First Floor

- **Landing :** 2.53m x 2.25m (8'4" x 7'5") — central hub leading to all rooms on the first floor.
- **Bedroom 1:** 3.26m x 3.81m (10'8" x 12'6") — spacious master bedroom with built-in store cupboards.

- **Bedroom 2:** 3.35m x 2.83m (11' x 9'3") – bright double bedroom with two built-in store cupboards.
- **Bedroom 3:** 2.00m x 2.25m (6'7" x 7'5") – ideal as a nursery, study, or guest room.
- **Bathroom:** 1.60m x 2.25m (5'3" x 7'5") – modern and practical with a bath/shower, basin, and WC.
- **Store Cupboards:** Multiple storage spaces for added convenience.

Location and Amenities

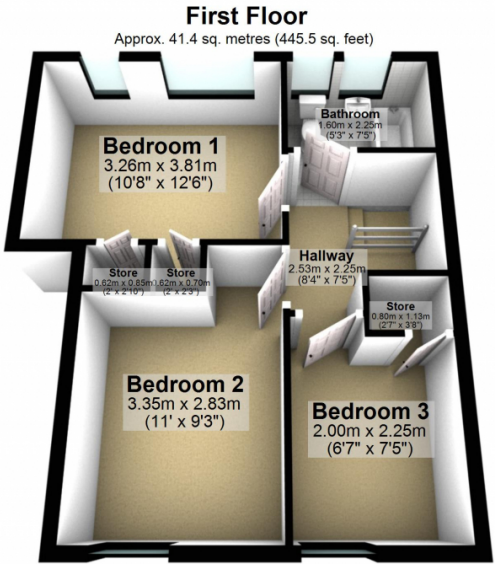
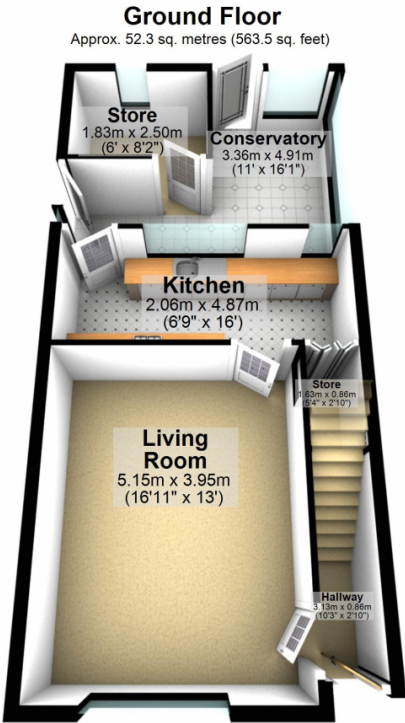
Situated in the popular residential area of Bowhill Grove, Leicester, this home is close to local schools, shops, parks, and excellent transport links to Leicester city centre. Nearby amenities include convenient bus routes, supermarkets, and easy access to the A47 and outer ring road, making commuting and day-to-day life seamless.

Contact Details

For more information or to arrange a viewing, please contact us at:

Phone: 0116 352 7012

Email: info@kingsestateuk.com



Total area: approx. 93.7 sq. metres (1009.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

