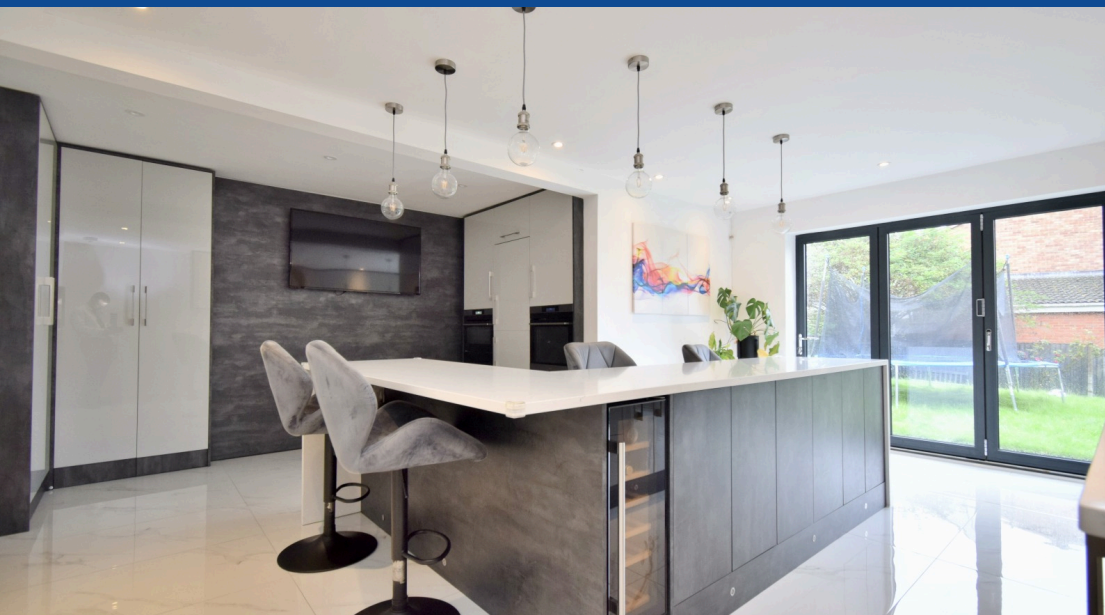




 **5**  
Bedrooms

 **3**  
Bathrooms





Kings are excited to present this stunning five-bedroom detached house found on Uppingham Road. This property is conveniently located on the very popular Uppingham Road offering convenience being situated within close proximity to local schools, amenities, places worship and has excellent transport links with a number of major roads close by. The property offers privacy even though it is located on a main road as it is situated down a private road with a large front driveway, large enough for multiple vehicles. This property offers comfortable and modern living with next to no work needed and ready to move into for a large family or first time buyers looking to move into their home straight away.

This property also benefits from gas central heating, full modernisation, a large driveway big enough for multiple vehicles, being located on a private road, full double glazing throughout, fitted carpeting, a large garden and a modern fitted kitchen with integrated appliances.



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As you enter the property you are welcomed by a spacious hallway offering access to each downstairs room including a carpeted office and living room at the front of the property and further access to a downstairs wc, a playroom, and a large open plan kitchen inclusive of tiled flooring, fitted modern worktops and integrated appliances with a large island in the middle. The kitchen also offers a unique feature with a hidden passage to the double garage inclusive of two electric doors at the front, brand new flooring, a year-old boiler and rear door access to the garden.

As you ascend the stairway you are placed on a large landing area offering access to all five bedrooms and a tiled family bathroom. The upstairs is carpeted throughout and in excellent condition with five double bedrooms, two of which are located at the front of the property with one of them having access to an en-suite and the other currently being used as a dressing room. The master bedroom stretches from the front to the rear of the property inclusive of two Velux windows, two front facing double glazed windows and en-suite access. The remaining two double bedrooms can be found at the rear of the property bringing together the upstairs area and completing the house.

This property also benefits from gas central heating, full modernisation, a large driveway big enough for multiple vehicles, being located on a private road, full double glazing throughout, fitted carpeting, a large garden and a modern fitted kitchen with integrated appliances. This house is one not to miss out on, being in such a prime location and ready to move into, available by appointment only, call Kings now!!! 0116 352 7012

## Property info

### Ground Floor

**Living Room:** 5.64m x 4.44m – located at the front of the property, consisting of carpeted flooring, wall mounted radiator and a large front facing bay window.

**Office:** 2.80m x 2.48m – located at the front of the property, consisting of carpeted flooring, a wall mounted radiator and a front-facing double-glazed window

**Play Room:** 4.01m x 2.98m – spacious play room found at the rear of the property offering double door rear garden access, consisting of new flooring and a wall mounted radiator. Has the potential to be used as a dining room as well.

**Kitchen:** 5.58m x 5.51m – large modern fitted kitchen found at the rear of the property consisting of, modern fitted worktops, integrated appliances, a large island in the middle of the kitchen, folding door rear garden access, a pantry and access to the double garage

**Garage:** 6.73m x 5.50m – a large double garage which could be used for storage or even as another room in the house, consisting of new flooring, a double-glazed window, rear door garden access, electric front doors and a new boiler

### First Floor

**Bedroom one:** 5.20m x 5.43m – double/master bedroom stretching from the front to the rear of the property consisting of carpeted flooring, two front double glazed windows, two Velux windows, a wall mounted radiator and en-suite access

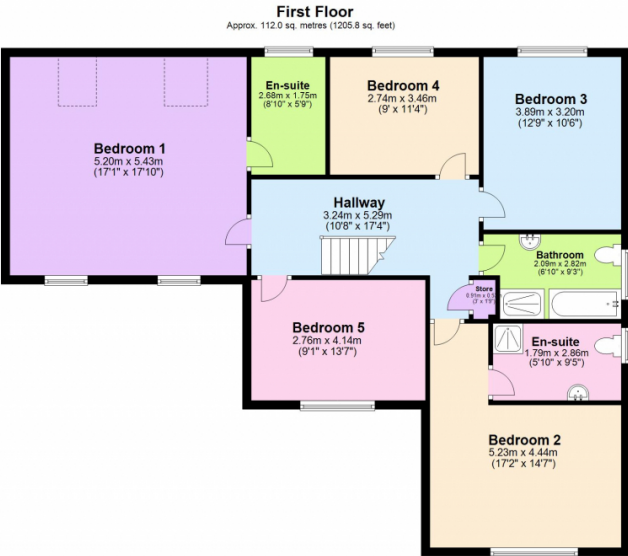
**Bedroom two:** 5.23m x 4.44m – double bedroom located at the front of the property consisting of carpeted flooring, a double-glazed window, a wall mounted radiator and en-suite access

**Bedroom three:** 3.89m x 3.20m – double bedroom located at the rear of the property consisting of carpeted flooring, a wall mounted radiator and double-glazed window

**Bedroom four:** 2.74m x 3.46m – double bedroom located at the rear of the property consisting of carpeted flooring, a wall mounted radiator and double-glazed window

**Bedroom five:** 2.76m x 4.14m – double bedroom located at the front of the property, currently being used as a dressing room consisting of carpeted flooring and a double-glazed window

**Bathroom:** 2.09m x 2.82m – tiled family bathroom consisting of a toilet, sink, bath, shower, heated towel rail and a double-glazed window



Total area: approx. 238.0 sq. metres (2561.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

