



Uppingham Road

Humberstone, Leicester, Leicestershire,
LE5 2DP

£395,000

New build House set off a private 50M driveway, the accommodation offers a traditional style with a contemporary interior design. Features include timber doors, part under - floor heating, crisp clean line kitchen, rear private garden. Integral Garage. Please call Kings on 0116 352 7012.



Property Features

- 4 Bed Detached House
- Situated off a private driveway
- Contemporary Interior Design
- Rear lawned garden
- 2nd Floor bedroom
- Reception 3/study/hobbies room
- Family bathroom of grand design
- Viewing highly recommended

Full Description

New build House set off a private 50M driveway, the accommodation offers a traditional style with a contemporary interior design. Features include timber doors, part under - floor heating, crisp clean line kitchen, rear private garden. Integral Garage.

ideally placed for access to a range of day -to-day amenities along Uppingham Road itself where there are also regular bus links running to and from Leicester City Centre.

The nearby villages of Houghton on the Hill and Evington both enjoy excellent facilities with reputable primary schools, Co-op Stores, chemists, post offices and newsagents, church and public houses. More comprehensive shopping and supermarket facilities are available in the nearby centres of Leicester, Oakham, Uppingham, Market Harborough and Oadby, and the A47 provides excellent

road links to Peterborough and the A1. Leicester and Market Harborough have mainline railway services to London St Pancras International.

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ENTRANCE HALLWAY

Timber panelled entrance door with side window, contemporary tiled floor with under - floor heating, inset ceiling lights. Stairs off to first floor.

RECEPTION ROOM/LOUNGE

16' 6" x 8' 7" (5.03m x 2.64m)

Quality carpet flooring, radiators to wall, square bay window, inset ceiling lights, timber door.

REAR RECEPTION/DINING

19' 1" x 13' 1" (5.84m x 4.0m)

Timber floor, radiator, bi-folding doors opening onto rear garden, x2 Radiator, inset ceiling lighting, wall lighting, timber door.

KITCHEN

13' 2" x 11' 4" (4.03m x 3.47m)

Contemporary style kitchen units, complimentary worktops and wall tiling, single built under oven, gas hob with centre wok burner, stainless steel canopy extractor hood, Integrated fridge/freezer and dishwasher. Glass style splashback behind hob. Complimentary tiles to floor, window. Timber door.

UTILITY ROOM

6' 4" x 6' 0" (1.95m x 1.84m)



Matching contemporary units to kitchen, floor and wall tiles, granite effect worktops. Timber door.

GROUND FLOOR W.C ROOM

Complimentary wooden floor, low level w,c suite, vanity unit with inset wash basin and mixer tap, window, timber door.

RECEPTION ROOM 3/STUDY

9' 6" x 8' 2" (2.90m x 2.51m)

Timber door, wooden flooring, window, inset ceiling lights

FIRST FLOOR LANDING

Galleried style bannisters, window to front elevation making a light and airy space, doors off to further rooms

MASTER BEDROOM

18' 2" x 13' 1" (5.55m x 4.0m)

Quality carpet laid to floor, timber door, 3 x windows letting lots of light into the room, inset ceiling lights, radiator, dressing room off also leading to en-suite shower room

EN-SUITE TO MASTER BEDROOM

Triple shower enclosure with 'rainfall shower head', low level w.c suite, vanity unit with inset wash basin and taps, chrome wall heated towel rail, complimentary tiling, window.

BEDROOM 2

Timber door, quality carpet laid to floor, window to rear



with pleasant outlook to rear garden

EN SUITE SHOWER ROOM 2

Complimentary tiles to walls and floor, heated towel rail to wall, pedestal wash hand basin with taps, double walk in shower enclosure with shower fitment, low level w.c suite, window to side elevation

BEDROOM 3 (FRONT ELEVATION)

13' 10" x 8' 11" (4.24m x 2.74m)

Timber door, window to front, quality carpet laid to floor, inset ceiling lights,

BEDROOM 4 2ND FLOOR

14' 2" x 12' 3" (4.32m x 3.74m)

Timber door, window with square bay, velux roof window, quality carpet laid to floor, inset ceiling lights

FAMILY BATHROOM TO 1ST FLOOR

Timber door, freestanding bath with shower mixer, radiator to wall with chrome heated rail, low level w.c suite, complimentary floor and wall tiling,

BATHROOM 2 (2ND FLOOR)

Timber door, corner shower enclosure with waterfall shower head, heated towel rail to wall, pedestal wash hand basin with tap, low level w.c, complimentary wall and ground floor tiling, velux window.

OUTSIDE

To the front there is a 50M long private driveway leading off from the main road providing a quiet location and privacy. Landscaped shrubbery front

garden, block paved driveway.

To the rear, mainly laid to lawn, slabbed patio area's, timber fence panels to boundary, mature trees at the far rear giving privacy to the garden.



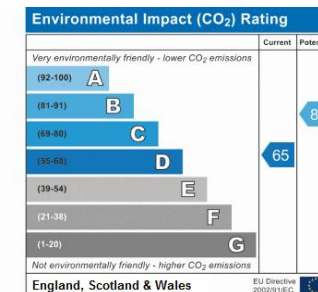
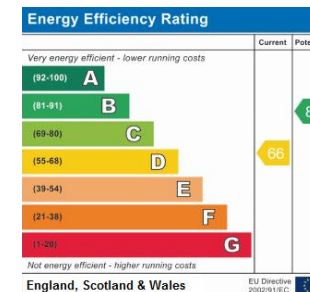


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Total area: approx. 180.0 sq. metres (1937.7 sq. feet)

Tenure: Freehold
Local Authority:
Council Tax Band: Band
Viewings: By appointment only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

