



294 UPPINGHAM ROAD

LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



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294 Uppingham Road
Leicester LE5 2BE

A spacious, four bedroom, three reception room semi-detached property boasting deep front and rear gardens. The property which offers superb accommodation currently, is thought suitable for further extension (subject to the necessary planning consent).

porch | reception hall | sitting room | dining room | breakfast kitchen | play room | cloakroom | four bedrooms | bathroom | separate WC | deep front garden | side driveway | long rear garden | EPC-E

LOCATION

Situated just off the A47 Uppingham Road towards the Goodwood Road junction, the property's location provides convenient access to the city centre as well as popular local schooling nearby and neighbourhood shopping facilities found along Uppingham Road itself.

ACCOMMODATION

The property is entered via a multi-pane glazed porch and a wooden and glazed inner door with decorative stained windows inset and to the side. The spacious entrance hall houses the stairs to the first floor and has a feature brick corner open fireplace, an understairs storage cupboard and a further stained glazed window to the side. Double doors lead into the dining room which has a glazed leaded window to the front, a feature beamed fireplace with inset gas fire, tiled hearth, picture rail and sliding doors leading into the sitting room which has a wooden fireplace surround with tiled hearth, a dado rail and glazed leaded French doors with windows to sides leading to the garden. A further reception room (currently play room) has a built-in cupboard, two slim leaded glazed windows to the side, further window to kitchen.

A cloakroom provides a flow flush WC, wash hand basin with cupboards under, tiled flooring and a window to the rear. The large breakfast kitchen has a good range of white eye and base level units and drawers, display cabinets, under unit lighting, tiled splashbacks, one and a half bowl sink and drainer unit with mixer tap over, ample preparation surfaces, breakfast bar, dishwasher, oven, four-ring gas hob, quarry tiled floor, windows to the side and rear elevations and door to the garden.

To the first floor a large landing with a window to the side elevation leads to the master bedroom which has an extensive range of built-in wardrobes, vanity unit and mirror, picture rail and window to the rear elevation. Bedroom two has a picture rail and window to the front elevation. Bedroom three has two windows to the front elevation. Bedroom four has a window to the front. The bathroom has a white three piece suite comprising a panelled bath with shower and screen over, wash hand basin with cupboards beneath, bidet, fully tiled walls and floor, chrome heated towel rail, built-in airing cupboard and window to the rear. A separate WC provides a flow flush suite.

OUTSIDE

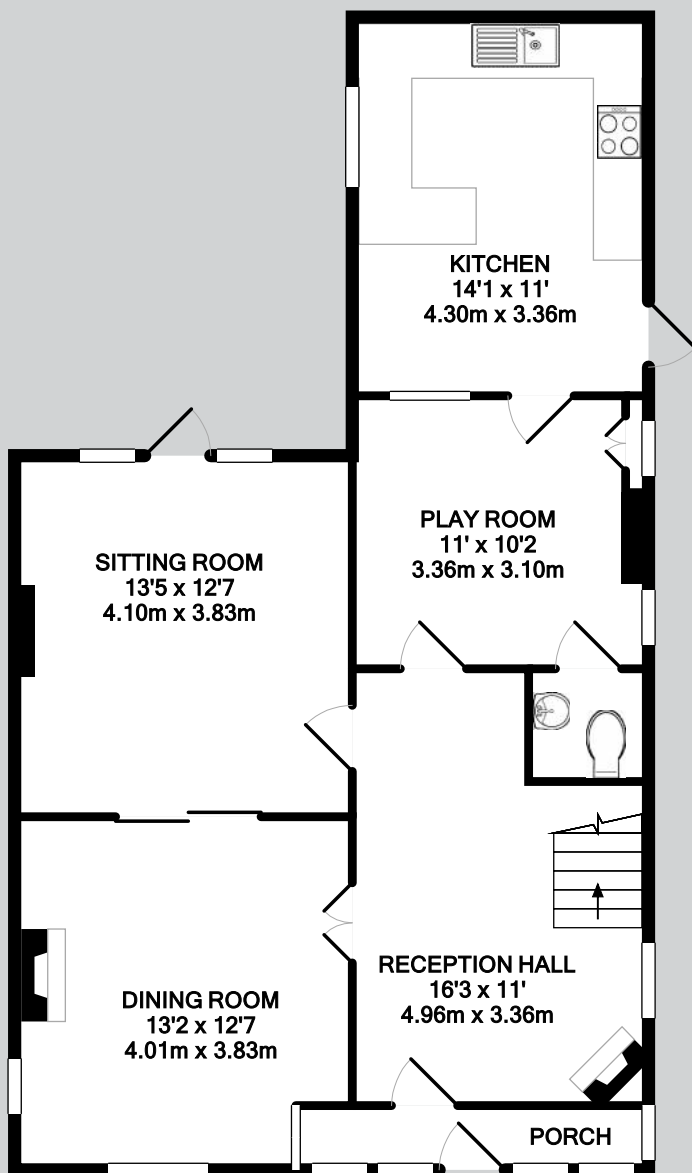
To the front of the property is a deep lawned garden and a side driveway providing ample car standing space. Double wooden gates lead to a large patio area, a garage, deep lawned gardens, two wooden sheds, a variety of mature trees including apple, damson, cherry and plum and shrubs, fenced and hedged boundaries.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road, continue past the Shell Trocadero Road petrol station, where the property can be eventually located on the left hand side as indicated by the Agent's For Sale board.

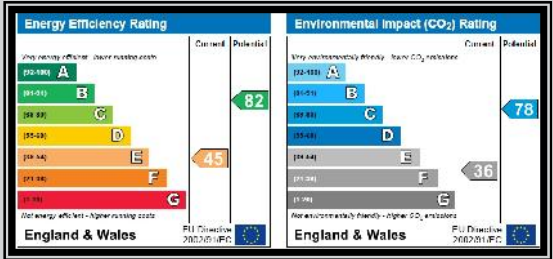
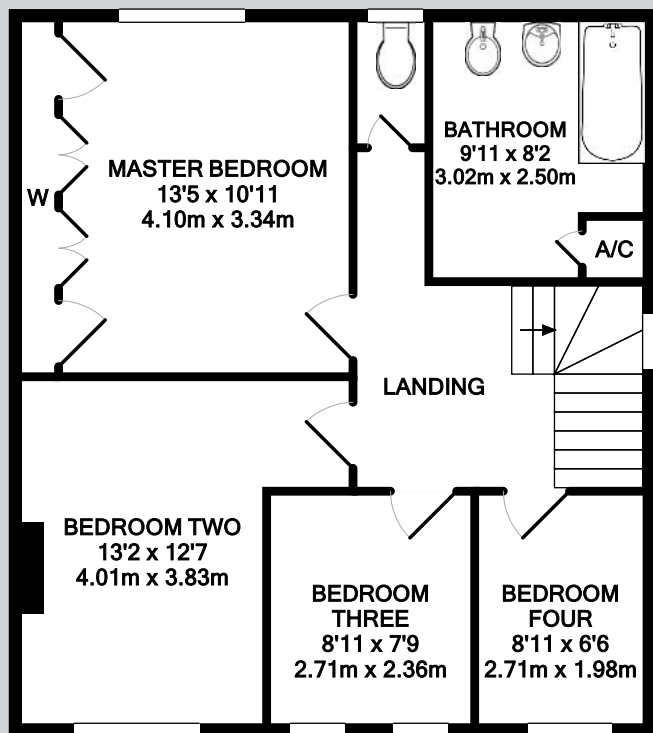






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Total Approximate Gross Internal Floor Area = 1496 SQ FT / 139 SQ M
Measurements are approximate.
Not to scale.
For illustrative purposes only.





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Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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