



# READINGS

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£1,100 PCM

37 Whiteoaks Road, Oadby, Leicester, LE2 5YL

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Readings Property Group are pleased to present this wonderful detached bungalow occupying a pleasant cul-de-sac plot in the sought after district of Oadby. The main lounge is approached via an entrance hallway with a storage cupboard, a spacious lounge which is open plan to dining room which in turn is adjacent to a modern kitchen including a built-in hob and oven. There are two double bedrooms and a bathroom with a separate shower cubicle and bath. A single brick built garage and mature enclosed wrap around gardens complete this lovely home. Benefiting from gas central heating, a condensing boiler & UPVC double glazing, the property offers accommodation that you can move straight into. Viewing is a must! Freshly redecorated throughout. Council tax band C

### Entrance Hallway

With sealed unit double glazed door and glazed panel to entrance hallway with central heating radiator and storage cupboard

### Living Room

18'0" x 13'6" (5.5m x 4.14m)

With sealed unit double glazed patio doors to the rear garden and high level windows to the side, flame coal effect gas fire, central heating radiator. Open plan to dining room

### Dining Room

9'10" x 9'5" (3.02m x 2.89m)

With sealed unit double glazed window to the side, central heating radiator

### Kitchen

9'3" x 11'9" (2.82m x 3.6m)

With sealed unit double glazed window to the side and timber panelled door to the front. A modern fitted kitchen with tiled floor, one and a quarter inlaid sink unit with base cupboards under, further range of both base and wall mounted units with rolled edge work surfaces, ceramic tiled splash backs, built in electric hob and oven with cooker hood over and plumbing for a washing machine

### Inner Hallway

Providing access to bathroom and bedrooms, radiator

### Bathroom

With sealed unit double glazed window to the side, full ceramic tiling, four piece suite consisting of panelled bath, pedestal wash hand basin, low level WC and shower cubicle housing gravity shower

### Bedroom 1

13'4" x 10'0" (4.08m x 3.06m)

With sealed unit double glazed window to the front, central heating radiator, double built-in wardrobe with hanging rail and shelf

### Bedroom 2

10'0" x 10'4" (3.06m x 3.15m)

With sealed unit double glazed window to the side, central heating radiator, single built-in wardrobe with hanging rail and shelf

### Outside

There is a block paved frontage, lawned garden and pedestrian access to

the rear garden, garage. A pleasant rear garden mainly laid to lawn with mature hedge and shrubs and enjoying a private aspect

### Garage

16'7" x 9'6" (5.06m x 2.91m)

With courtesy door to the rear and up and over door to the front.

### Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### Rightmove Viewing Procedure

1. Send an email enquiry through Rightmove and fill in the preliminary application form with your details
2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now - it will only show up on your credit check if you don't!
3. We will discuss your application with the landlord. If they are happy, we will book a physical viewing at the property
4. After the viewing you will provide your feedback on the automatic feedback form. If the landlord selects your application, you will pay a 1 week's rent holding deposit and proceed to the referencing
5. Once the references are complete and acceptable, you will book your move in date. The contract will be sent out the week before
6. You will need to pay your first months rent and deposit a few days before your move in date (minus the 1 week's rent holding deposit you already paid)
7. You will need to bring your original passport with you on the day you collect the keys for the physical Right to Rent checks

