



READINGS

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Station Road
Elmesthorpe, Leicester, LE9 7SG

Price Guide £700,000



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Substantially extended detached house with a detached double garage and separate side garage/workshop with further garden stores to the rear. The property is believed to have been constructed around 1950's with subsequent additions for the double garage in 1982 and two storey rear extension/additional garage/workshop in or around 2000. With an entrance hall, lounge with three bow windows and electric heater, sitting room with bow window and electric heater, kitchen with tiled floor, range of base/wall cupboards, two bow windows and electric heater, rear lobby with tiled floor, PVCu double glazed door to rear garden, built-in store cupboard and access to

separate WC with tiled floor and two piece suite, utility room with plumbed space for washing machine, rear sitting room with electric heater, rear dining room with PVCu double glazed doors to the rear garden.

Stairs to split landing with store cupboard, linen cupboard and woodgrain PVCu double glazed door to recessed balcony, six bedrooms, the master with an en suite and walk in dressing room, bathroom with five piece suite, separate WC. The property is set back from the road with a deep front garden and driveway providing plenty of car standing. Double Garage with two electric roller shutter doors, tandem style garage/workshop with two electric roller shutter doors and separate personal door, adjoining tool store with electric roller shutter door, adjoining garden store. Garden shed of brick construction with electric roller shutter door, rear garden with patio area and freestanding covered temporary car port. Offered for sale with no onward chain. Council tax Band G

Land Adjacent

There is an area of pasture land adjacent to the property, that may be available by separate negotiations. We estimate the land to be 0.47 acre and could, subject to consent be incorporated as garden land for number 3. Price Guide £75,000. This land will be sold subject to an overage clause.

Entrance hall

Lounge

22'4" x 18'9" (6.82m x 5.74m)

Sitting room

12'11" x 18'9" (3.96m x 5.73m)

Kitchen

18'9" x 9'5" (5.73m x 2.88m)

Rear lobby

WC

Utility room

5'11" x 5'9" (1.82m x 1.76m)

Rear sitting room

10'11" x 11'5" (3.33m x 3.49m)

Dining room

28'8" x 11'5" (8.76m x 3.49m)

Landing





Bedroom one
13'11" x 11'1" (4.25m x 3.39m)

En suite

Walk in dressing room
10'4" x 6'8" (3.16m x 2.05m)

Bedroom two
13'11" x 10'11" (4.25m x 3.35m)

Bedroom three
14'2" x 11'1" (4.33m x 3.38m)

Bedroom four
11'9" x 10'11" (3.6m x 3.35m)

Bedroom five
13'1" x 11'11" (4.0m x 3.64m)

Bedroom six
9'5" x 11'9" (2.89m x 3.6m)

Family bathroom

Double garage
21'4" x 24'1" (6.51m x 7.35m)

Tandem garage/workshop
22'11" x 29'6" (7.0m x 9.0m)

Tool store
22'11" x 9'7" (7.0m x 2.93m)

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

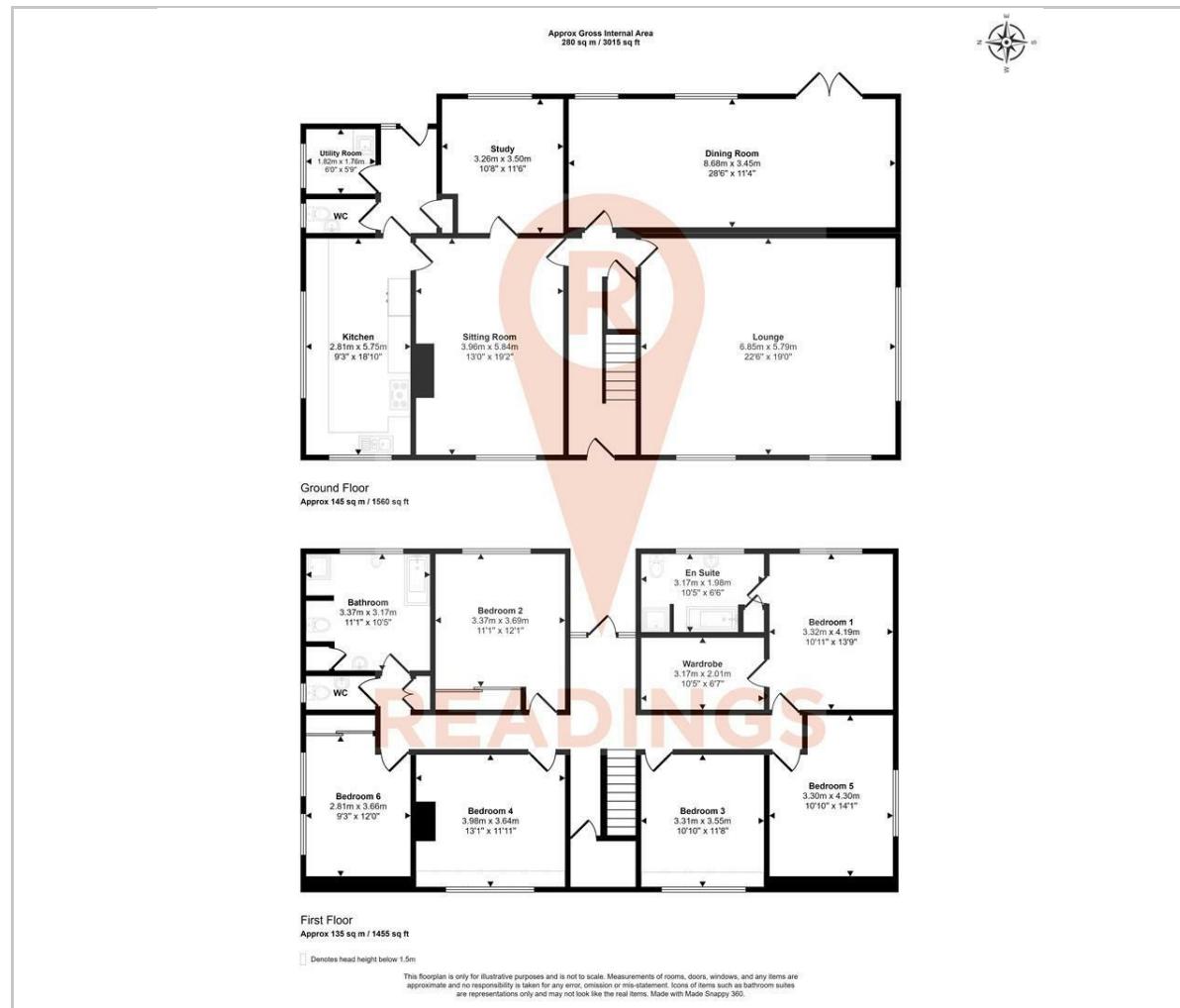
CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information 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.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



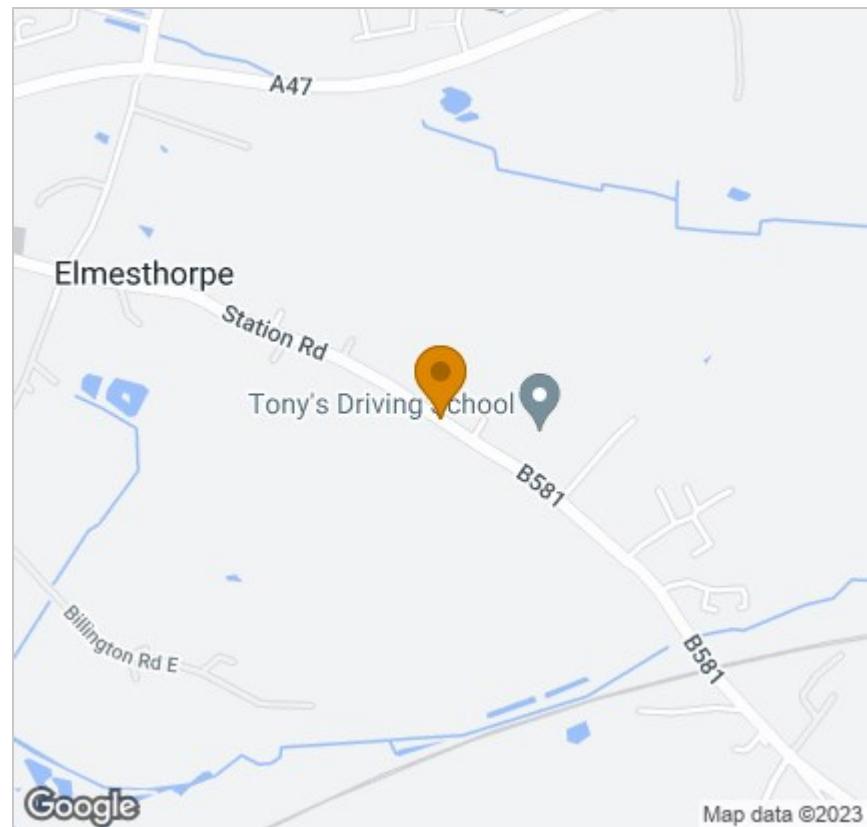
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

