



READINGS

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Charnwood Drive

Leicester Forest East, Leicester, LE3 3HL

£290,000



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LE3 3HI

With a two storey extension to the rear creating generous living and sleeping arrangements. The location of this property offers a wide range of amenities on the doorstep, including local shops, and schools. Commuting is made easy, with excellent transport links to the M1 and M69, making it ideal for those who need to travel.

As you enter the property, you are welcomed into an entrance hall, leading onto the inviting lounge, perfect for relaxing and unwinding after a long day. The dining room boasts a sitting area, creating a versatile space for entertaining guests or enjoying family meals with ample space for dining and relaxation.

The separate kitchen features ample worktop and storage space, providing a practical and functional space for cooking.

Upstairs, you will find four generously proportioned bedrooms, providing ample space for families or those who require a home office.

To the rear of the property, you will find a large garden, perfect for enjoying the outdoors during the warmer months. The property also includes a detached single garage, providing additional storage space along with a driveway to the front.

This is a must-see property, providing the perfect opportunity for a growing family to make their mark. Contact us today to arrange a viewing and avoid missing out on this fantastic opportunity.

Council tax band B.

Entrance hall

Lounge
13'0" x 11'3" (3.97m x 3.45m)

Dining room
11'9" x 17'10" (3.60m x 5.44m)

Sitting room
9'6" x 6'8" (2.92m x 2.04m)

Kitchen
9'4" x 6'2" (2.85m x 1.90m)

Landing





Bedroom one
11'3" x 8'6" + robes (3.43m x 2.60m + robes)

Bedroom two
11'10" x 8'3" (3.62m x 2.52m)

Bedroom three
9'6" x 9'6" (2.90m x 2.91m)

Bedroom four
7'2" x 7'1" (2.19m x 2.16m)

Bathroom

Driveway and garage

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.

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.

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.



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

