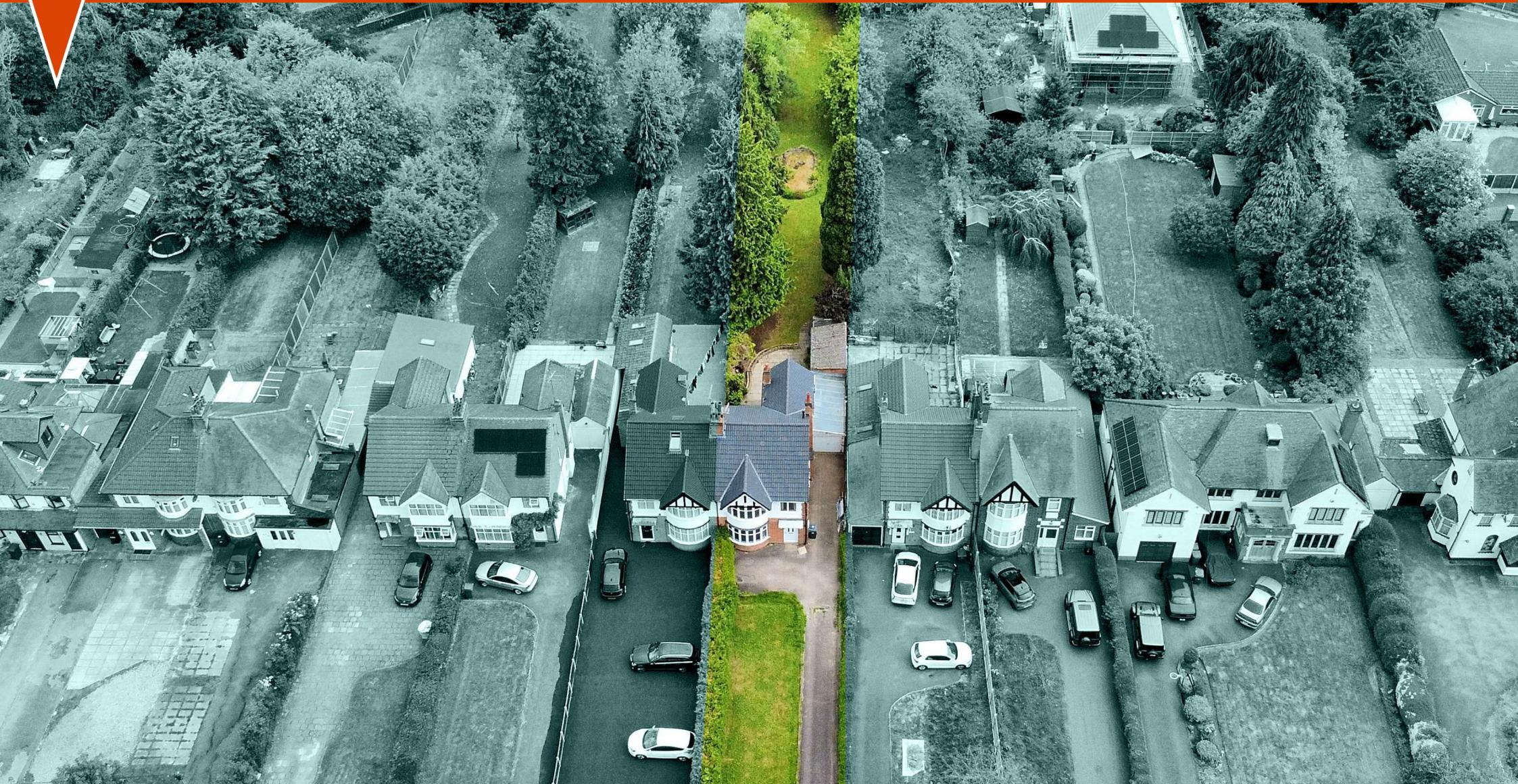




READINGS

www.readingspropertygroup.com



Uppingham Road,
Leicester, Leicester, LE5 2BE

£500,000



Uppingham Road

Leicester, Leicester, LE5 2BE

This traditional four-bedroom semi-detached home is offered for sale with no onward chain and sits on a generous plot—around 0.23 acres in total. It boasts a deep front garden with a long driveway and a fantastic-sized rear garden, perfect for families or anyone who loves outdoor space.

Inside, you're welcomed by an entrance hall featuring a classic black and white Minton tiled floor. The front lounge, complete with an attractive fireplace, flows nicely into the rear dining room, which also has its own characterful fireplace. There's a separate breakfast room and a kitchen that looks out over the garden.

Upstairs, you'll find four good-sized bedrooms and a family bathroom. The property is fitted with uPVC double glazing and gas central heating, plus it benefits from a recently replaced roof.

Outside, in addition to the long driveway, there's a single garage to the side of the house and an extra garage/workshop space beyond that.

This is a fantastic opportunity to secure a spacious family home on a large plot—early viewing is definitely recommended!





Property Information

Tenure: Freehold
Local Authority: Leicester City
Council Tax Band: D
Type of Construction: Standard
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low
Annual Estate Management Charge If Applicable: n/a

The property is being sold 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.

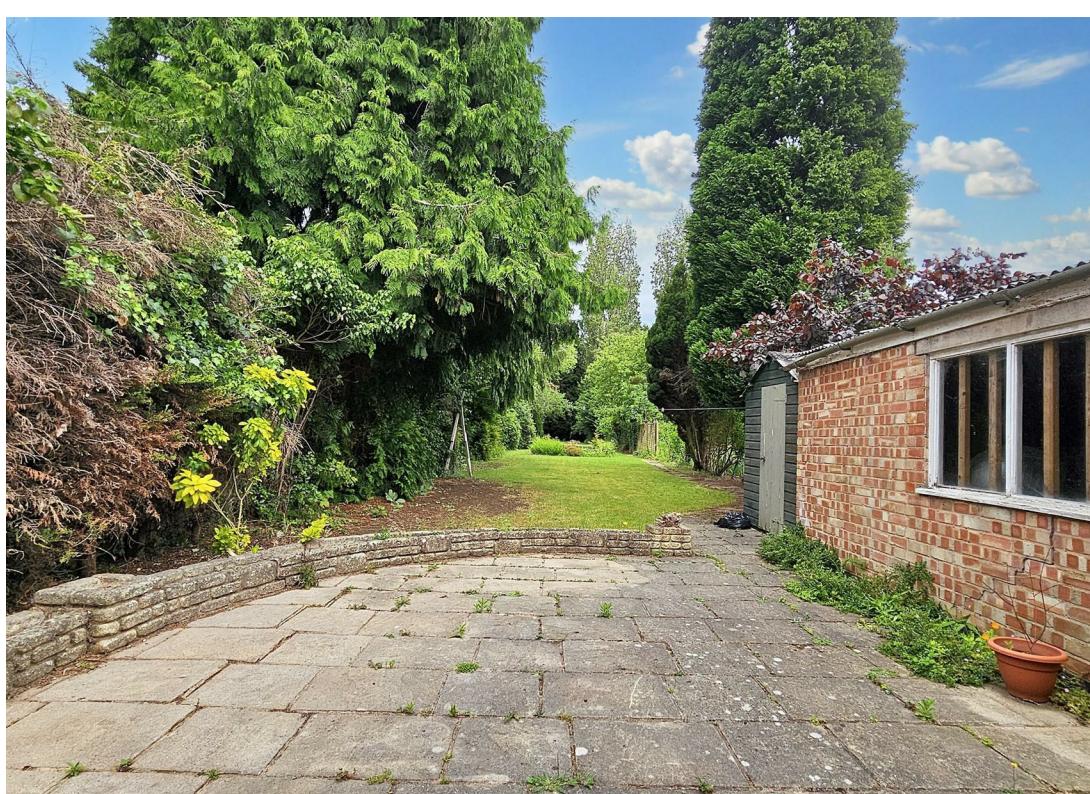
Consumer Protection Legislation

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.

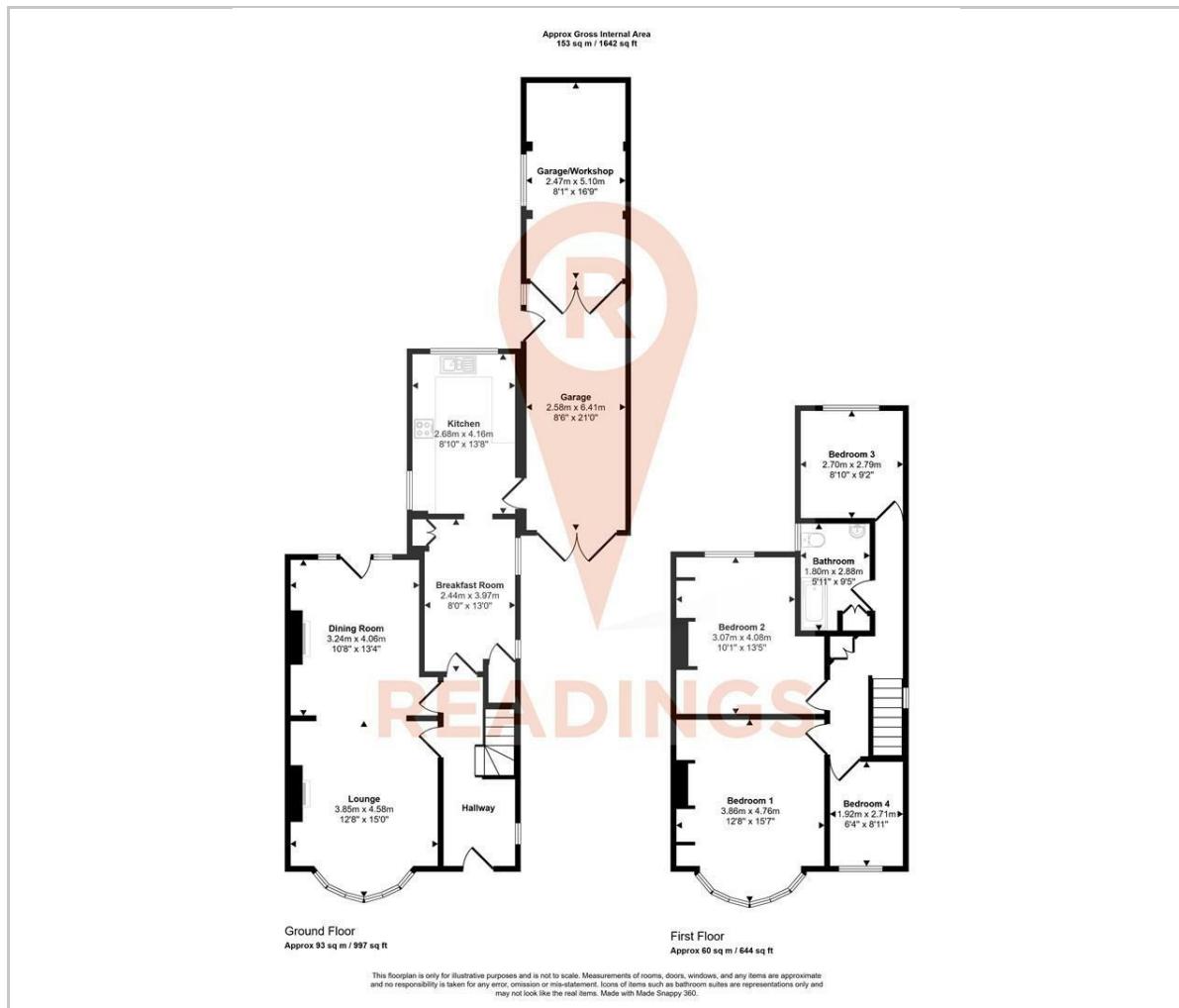
Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



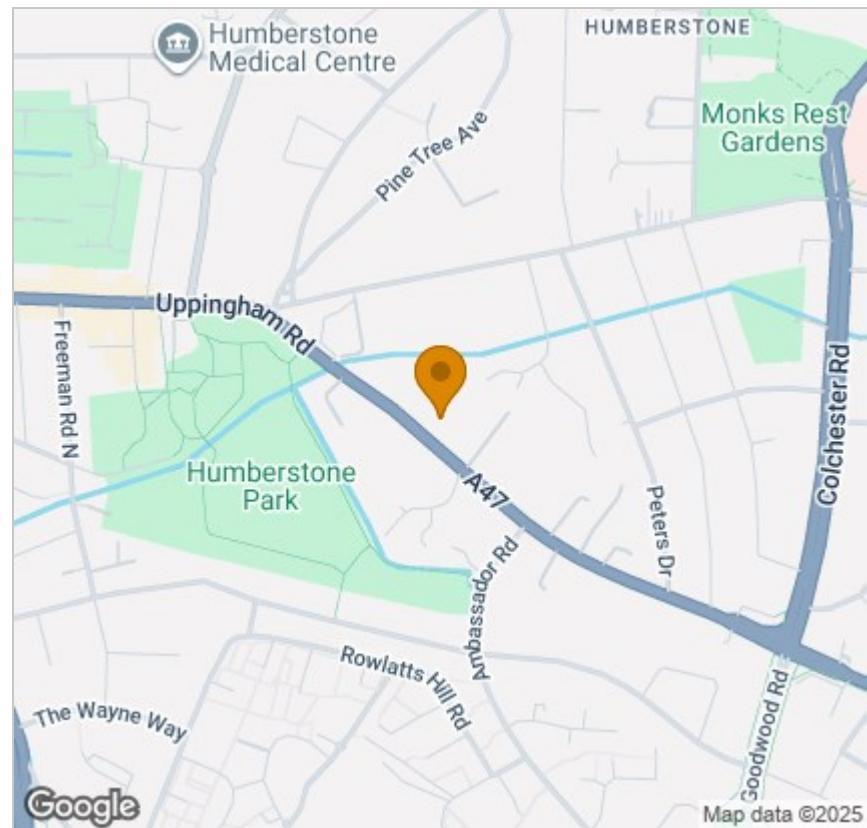
Floor Plan



Viewing

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

Area Map



Energy Efficiency Graph

