



READINGS

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Brinsmead Road
Leicester, LE2 3WD

Offers In The Region Of £350,000



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Brinsmead Road

, Leicester, LE2 3WD

Introducing 3 Brinsmead Road, an extended three-bedroom semi-detached house located in the desirable area of Knighton. Boasting an entrance hall, spacious dining room, and an extended sitting room that offers picturesque views of the rear garden, this property is a true gem.

The kitchen has been extended, and features a practical utility area that perfectly caters to modern living.

As you make your way upstairs, you'll find three comfortable bedrooms, each offering ample space for relaxation and personalisation. A bathroom completes the first floor.

Convenience is key, with a driveway providing off-road parking and a larger than average garage incorporating a convenient WC. This additional feature is sure to enhance your daily routine and provide ease and comfort to both residents and guests.

Step outside into the mature, large rear garden, a delightful outdoor space offering endless opportunities for outdoor activities, gardening endeavours, and cherished memories with friends and family.

Furthermore, this home has recently undergone redecoration, ensuring a fresh atmosphere throughout. The property is offered with no onward chain, providing an expedited and hassle-free move for the fortunate new owners.

Brinsmead Road presents an exceptional opportunity to own an extended three-bedroom semi-detached house in the sought-after area of Knighton. With its generous living spaces, scenic views, convenient amenities, and charming garden, this property is truly a place to call home. Don't miss out on the chance to make it yours – schedule a viewing today!

Entrance hall

Dinibg room

Extended sitting room

Extended kitchen

utility area





Landing

Bedroom one

Bedroom two

Bedroom three

Bathroom

Garage

WC

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.

Tenure

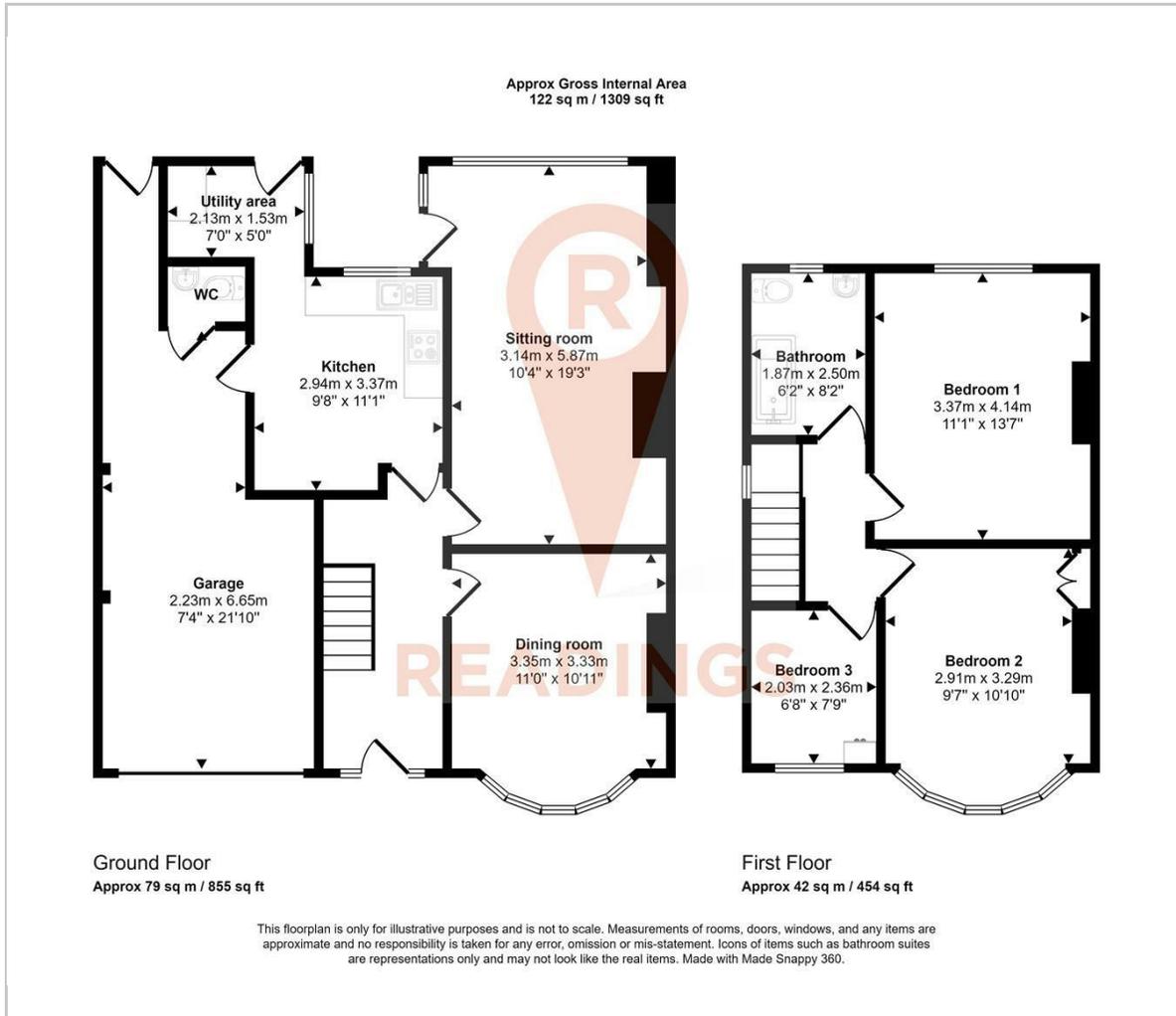
The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical 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.



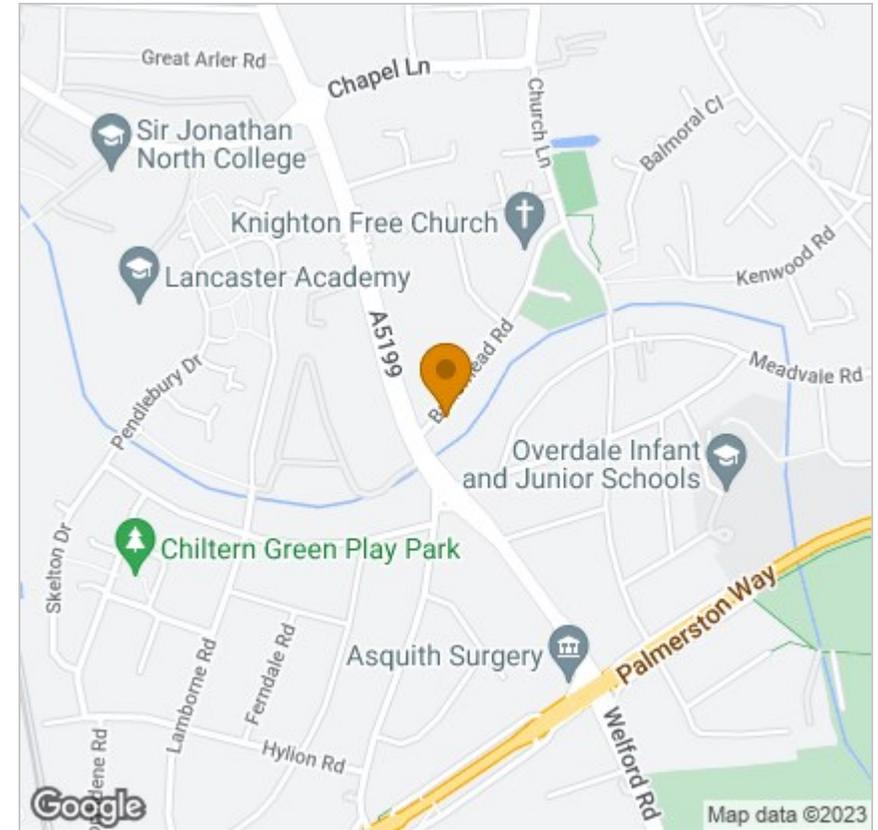
Floor Plan



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

