



# READINGS

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Dorchester Road  
Western Park, Leicester, LE3 0UH

**Offers In The Region Of £370,000**





## Dorchester Road

Western Park, Leicester, LE3 0UH

This beautifully renovated family home has had a top-to-bottom renovation, including a fantastic loft conversion that's created a spacious master bedroom with its own en suite. Pretty much everything is new—from the wiring and central heating system to the windows, kitchen and bathrooms.

Step inside and you'll find an entrance porch leading to a welcoming hallway. There's a lounge at the front with a bay window and a bright, open-plan dining kitchen at the rear. You'll also find a handy utility room, a study or playroom and a downstairs WC.

Upstairs on the first floor are three good-sized bedrooms and a stylish bathroom with a four-piece suite. Head up again to the second floor and you'll discover that impressive master bedroom with en suite shower room.

Outside, there's a driveway at the front and a generous garden at the back. Best of all, the home is being offered with no onward chain, so you could move straight in!

### Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: C

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

The property is being 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.

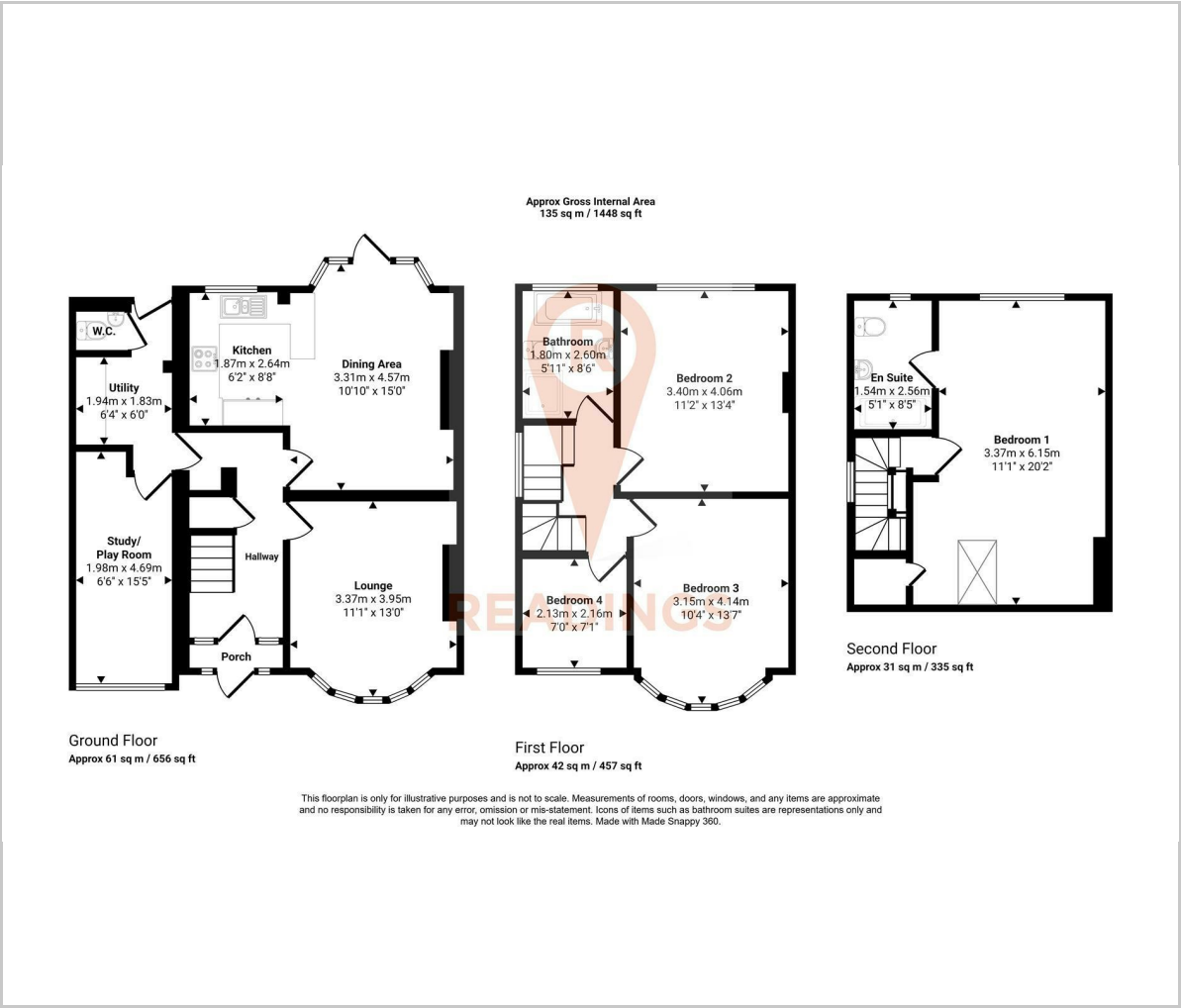
### Anti Money Laundering

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.



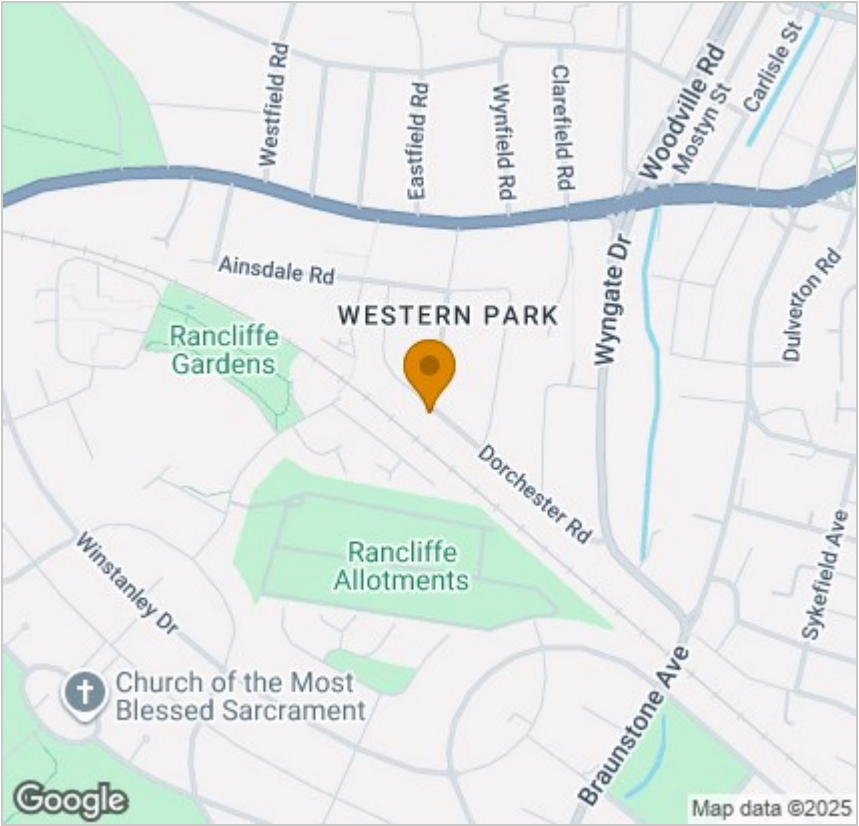
Floor Plan



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

