



# READINGS

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## Bonnington Road

Clarendon Park, Leicester, LE2 3DB

A traditional semi detached house in the ever popular district of Clarendon Park. With an extended kitchen and a garage/parking to the rear this family home is sure to attract plenty of interest.

With double glazed windows and a modern boiler, the house comprises of an entrance porch and hall, lounge, dining room, extended kitchen, landing, three bedrooms, bathroom and separate WC. There is a garden to the front offering potential to create a driveway subject to the usual consents and to the rear of the house you find a large garden perfect for children and a garage to the bottom of the garden.

Council tax band - B

**£280,000**

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## Porch and hall

## Lounge

12'5" x 11'3" (3.81m x 3.44m)

## Dining room

11'3" x 10'11" (3.43m x 3.34m)

## Extended kitchen

16'0" max x 7'6" max 6'0" min (4.89m max x 2.31m max 1.85m min)

## Landing

## Bedroom one

12'5" x 9'1" + robes (3.81m x 2.78m + robes)

## Bedroom two

10'11" x 8'7" + robes (3.35m x 2.62m + robes)

## Bedroom three

7'8" x 7'1" (2.35m x 2.17m)

## Bathroom

6'1" x 5'2" (1.86m x 1.58m)

## Separate WC

## Garage

16'0" x 8'2" (4.89m x 2.49m)

## 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.

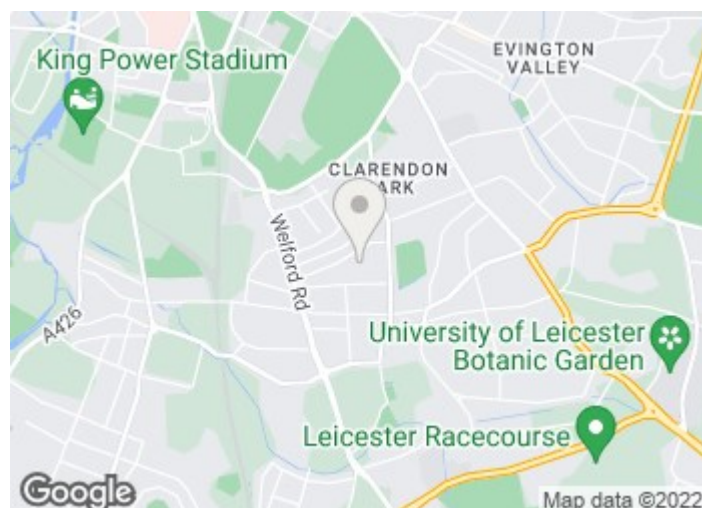
## Tenure

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.

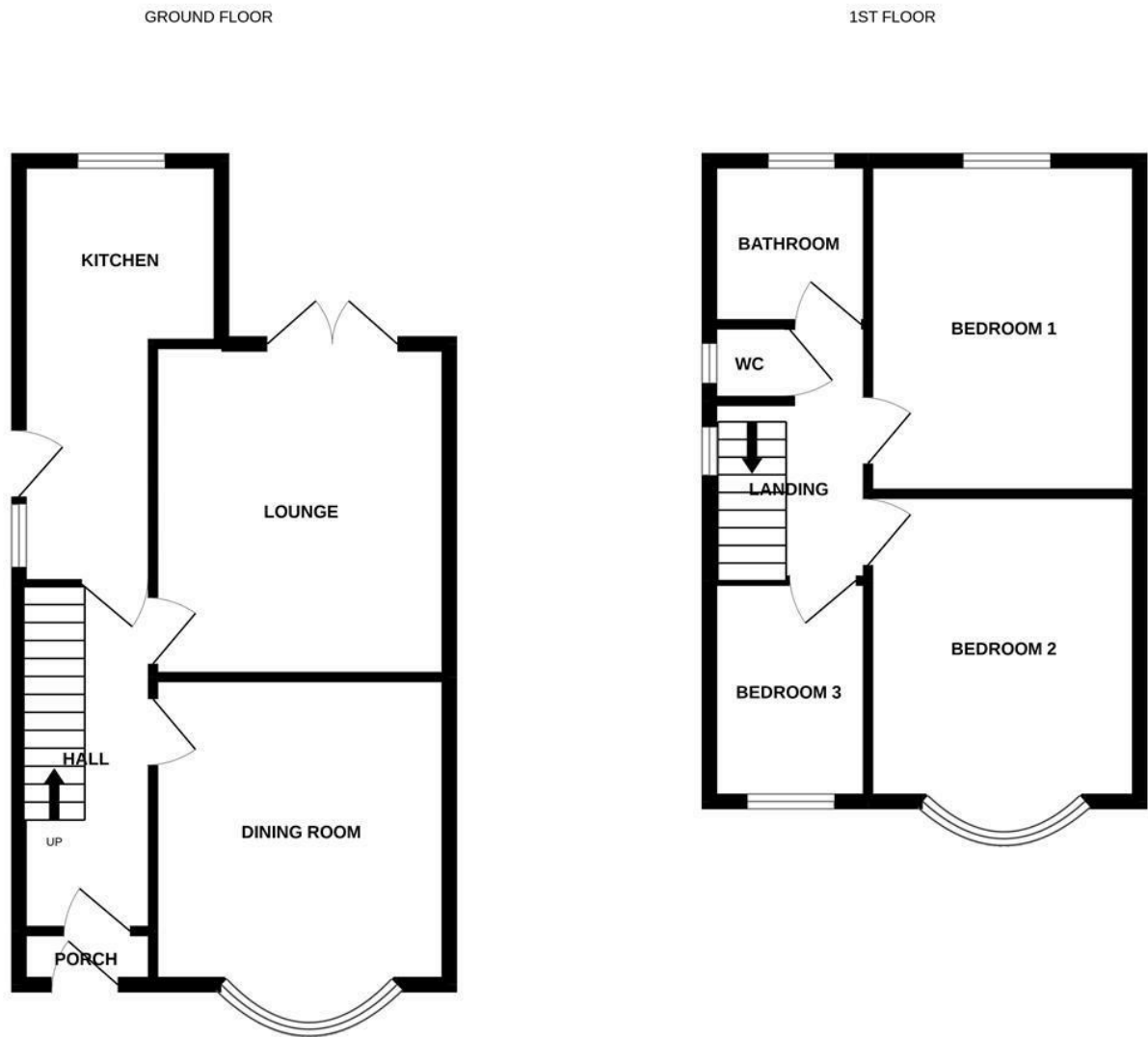
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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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