



READINGS

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Kilby Drive
Wigston, LE18 3SR

Offers Over £315,000



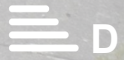
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Kilby Drive

, Wigston, LE18 3SR

Nicely positioned in a desirable location, this extended detached bungalow enjoys spacious accommodation and a superb rear garden. Set nicely back from the road with a driveway, carport and garage allowing off road parking for a number of vehicles. There is a recessed porch, hallway with useful storage cupboards, large lounge/dining room, conservatory, breakfast kitchen, two double bedrooms, study, shower room and separate WC. Offered for sale with the benefit of no onward chain Council tax band - C

Entrance hall

Lounge/dining room

23'5" max x 14'2" max 10'11" min
(7.16m max x 4.34m max 3.34m min)

Conservatory

12'5" x 8'1" (3.80m x 2.47m)

Breakfast kitchen

11'10" x 11'2" (3.61m x 3.41m)

Bedroom one

12'11" x 11'7" (3.96m x 3.55m)

Bedroom two

12'2" x 11'3" (3.72m x 3.44m)

Study

7'10" x 5'6" (2.39m x 1.68m)

Shower room

8'9" x 6'9" (2.69m x 2.08m)

Separate WC





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

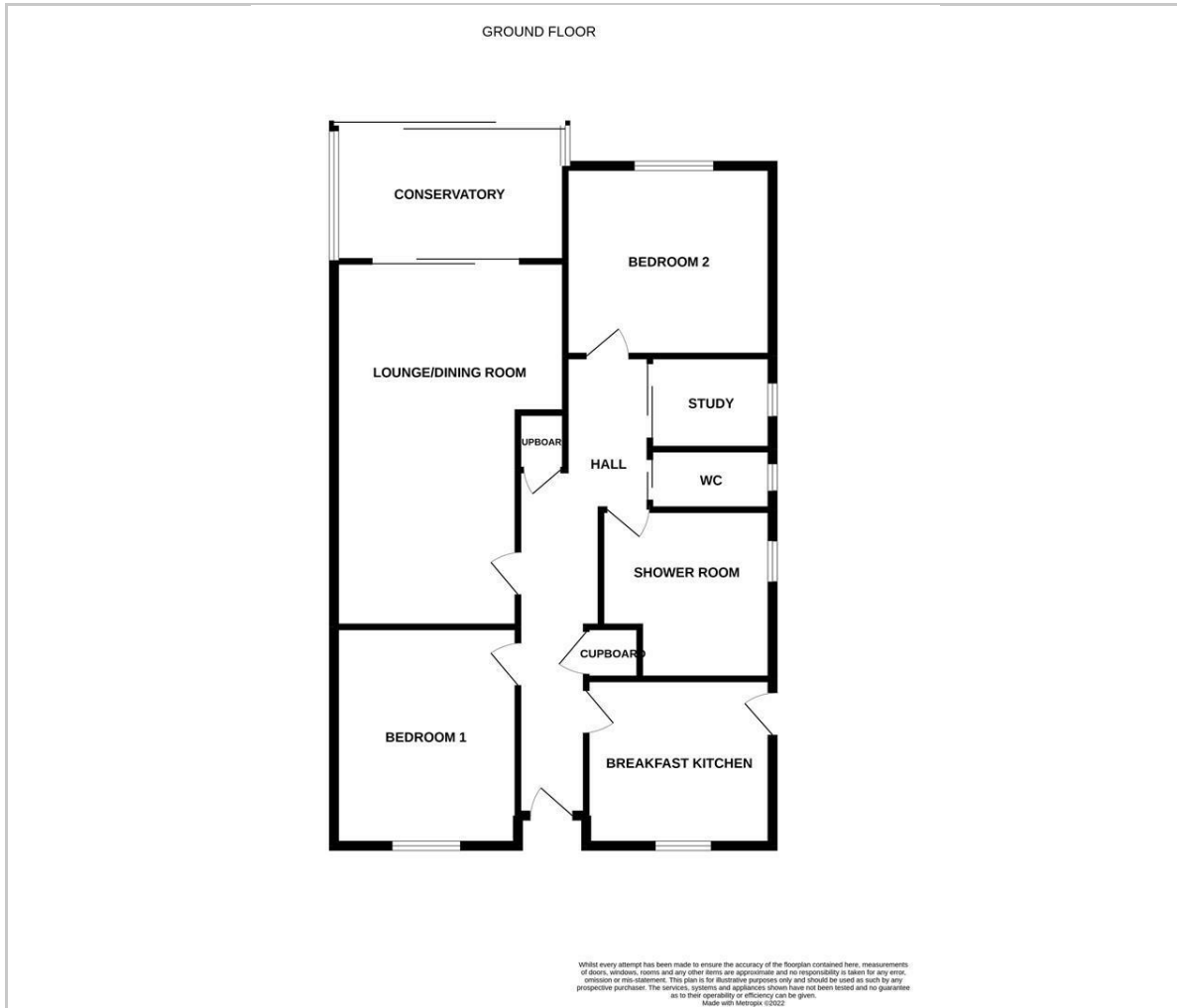
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

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.



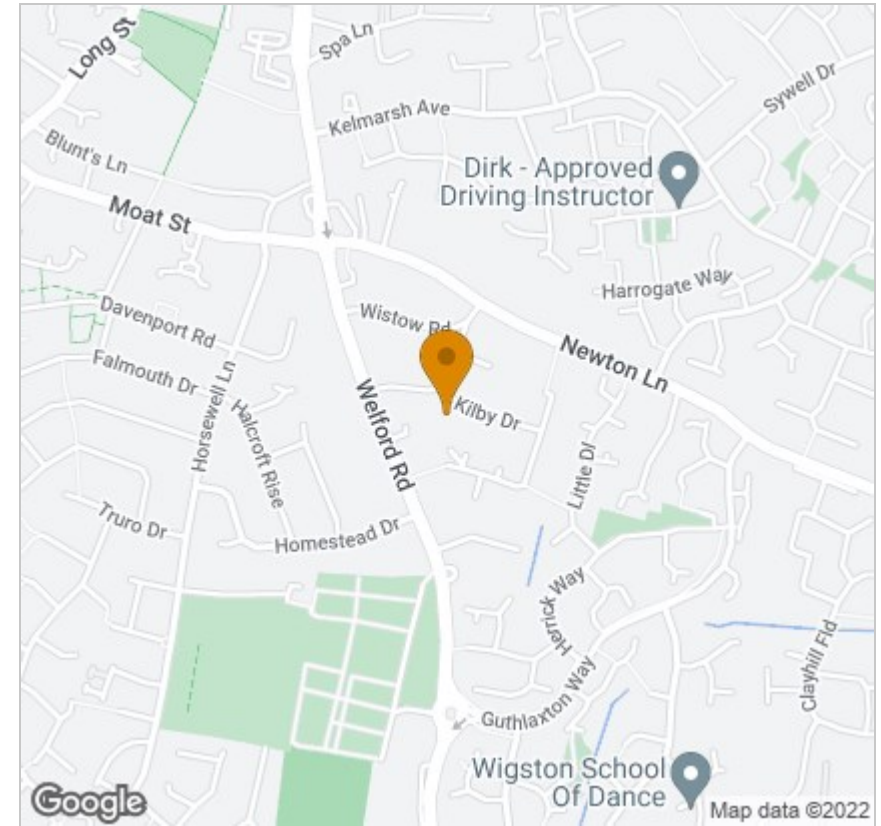
Floor Plan



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

