



READINGS

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Biddle Road
Littlethorpe, Leicester, LE19 2HD

£240,000



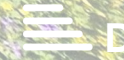
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Biddle Road

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OPEN HOUSE SATURDAY 4TH JULY AT 12PM ON THE DOT. NO NEED TO BOOK, JUST TURN UP

Offered for sale with the added benefit of no onward chain, this extended semi-detached home presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes and style.

The property offers well-proportioned accommodation throughout, beginning with a porch and entrance hallway. The ground floor comprises a comfortable lounge, dining room leading through to a rear sitting room, a conservatory overlooking the garden, kitchen and a convenient downstairs shower room.

Upstairs, the property offers three bedrooms and a family bathroom.

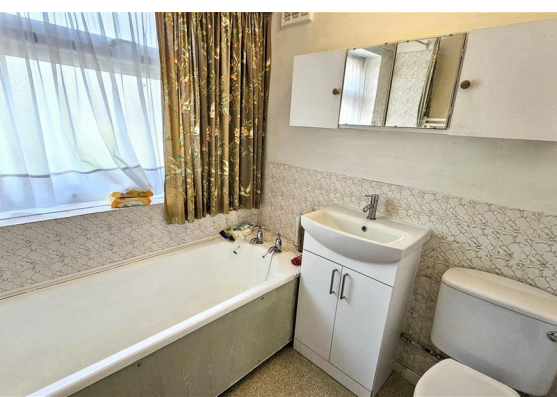
Outside, there is a front garden, driveway providing off-road parking, together with a single integral garage.

To the rear, the mature garden provides a pleasant outdoor space.

Situated in the popular village of Littlethorpe, approximately six miles south of Leicester, the property is ideally positioned for commuters, with excellent access to the motorway network and Narborough railway station, offering direct connections to Leicester and Birmingham.

Homes offering this much potential in such a convenient location are always in demand, and an early viewing is highly recommended to fully appreciate everything this property has to offer.





Property Information

Tenure: Freehold

Local Authority: Blaby

Council Tax Band: B

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: None

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

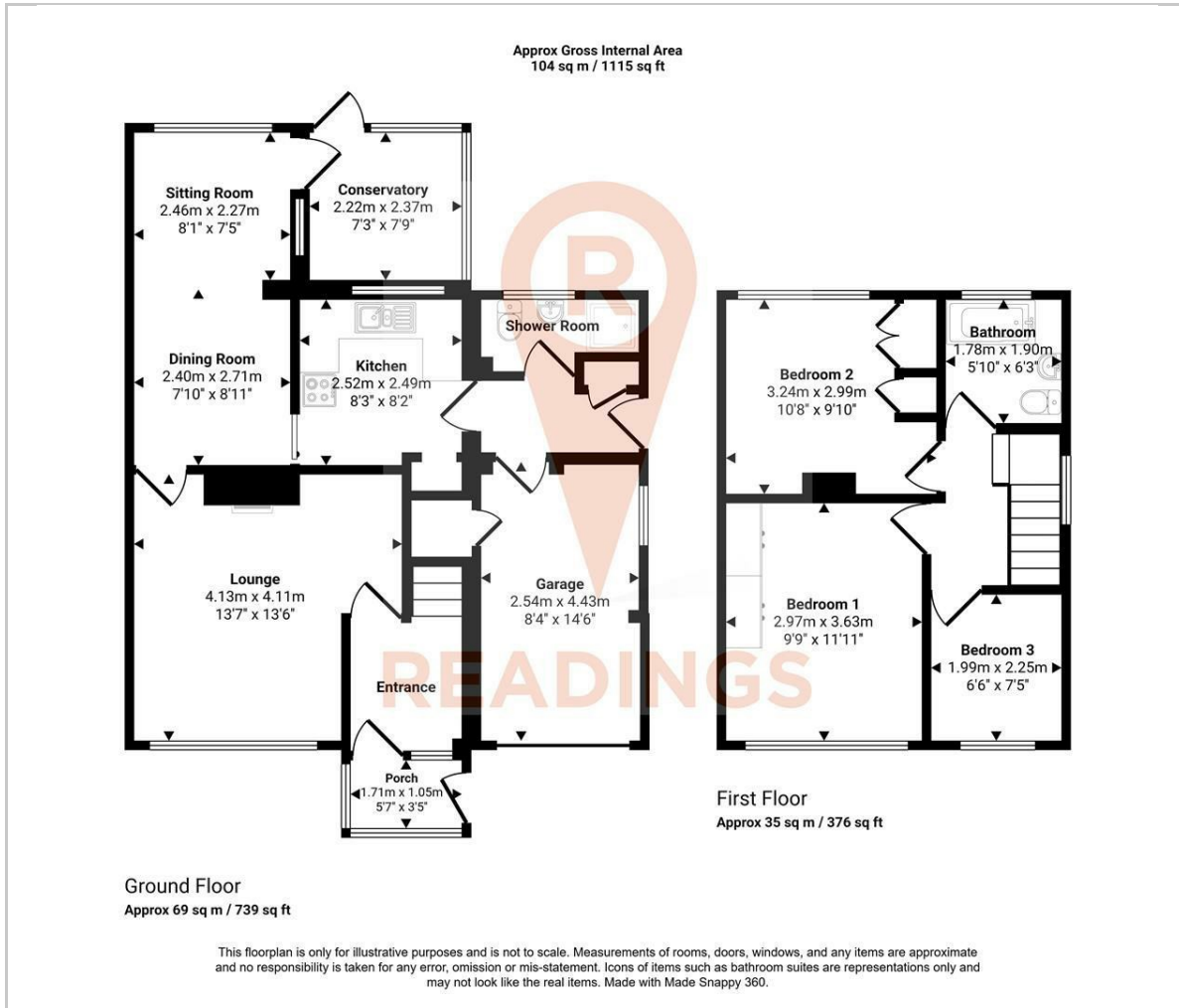
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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

