



READINGS

www.readingspropertygroup.com



Manor Road Extension
Oadby, Leicester, LE2 4FG

£715,000



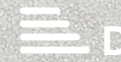
3



3



2



D

Manor Road Extension

Oadby, Leicester, LE2 4FG

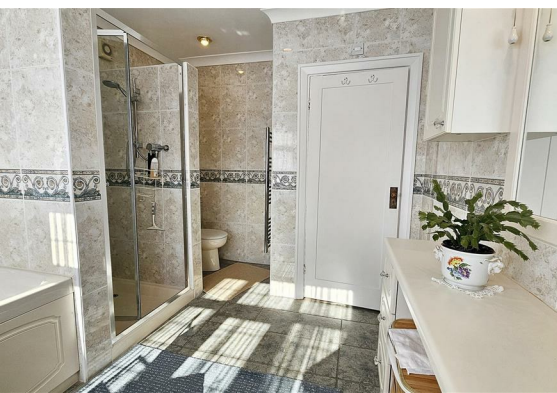
This spacious detached family home offers approximately 2,800 square feet of accommodation and sits on a generous plot. Immaculately presented, it features a welcoming porch, downstairs WC and a bright and airy reception hallway. At the front, there's a large dining room, with a lift connecting it to the master bedroom above. The lounge at the rear enjoys lovely garden views, while an inner hallway leads to a handy utility room and a ground-floor shower room.

The heart of the home is the high-quality dining kitchen with a walk-in pantry for extra storage. Upstairs, a galleried landing with loft access presents potential for conversion (subject to the usual consents). There are three double bedrooms, including a particularly spacious master with its own en-suite shower room. A separate family bathroom boasts a four-piece suite.

Outside, the property has a driveway plus a double garage with electric roller doors. The rear garden is a real highlight—mature, beautifully landscaped and featuring patio areas, lawn and summer house at the bottom, currently housing a hot tub.

With no onward chain, this fantastic home is ready for its next owners and is sure to attract plenty of interest!





Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: F

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.

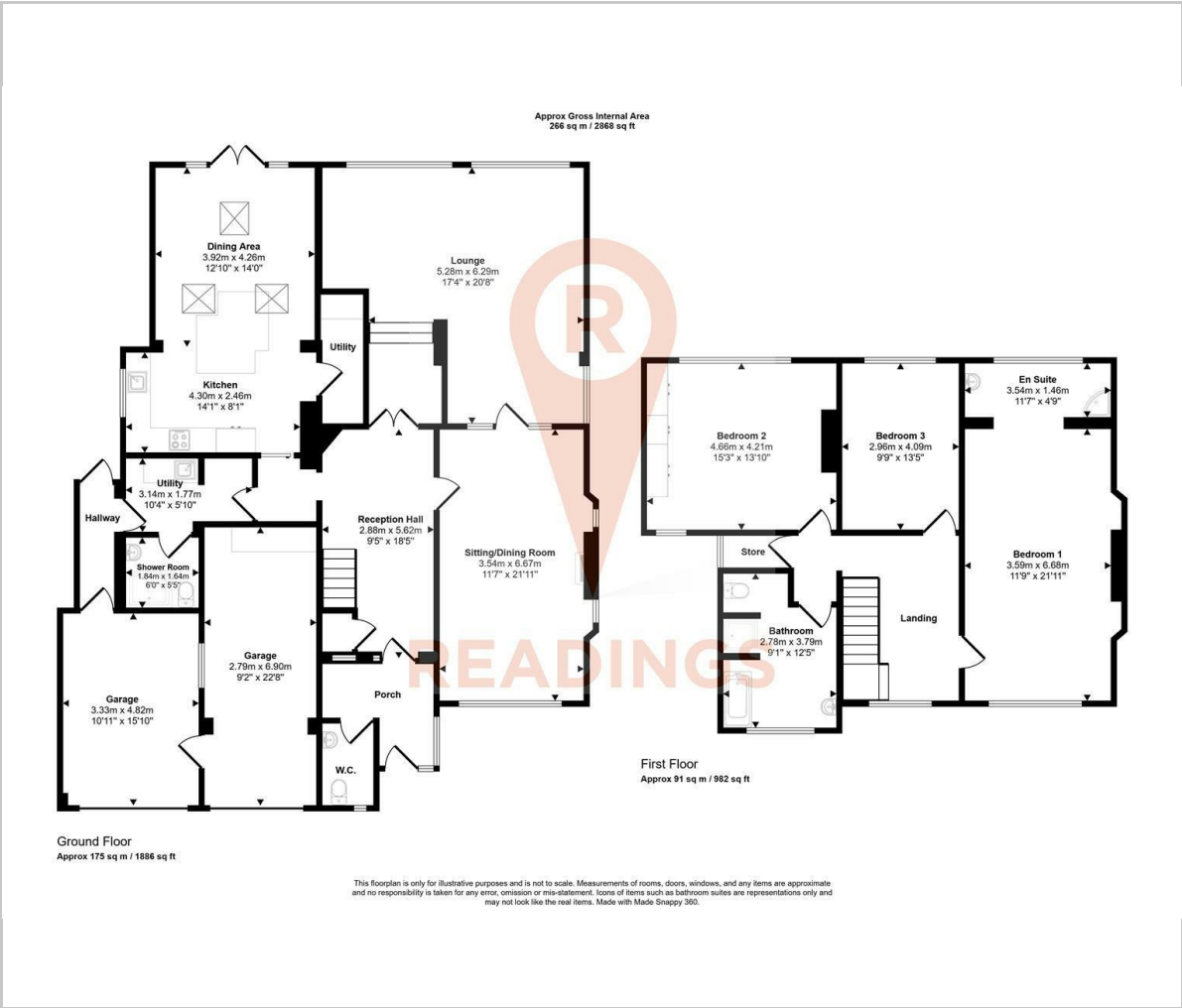
Consumer Protection Legislation

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

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.

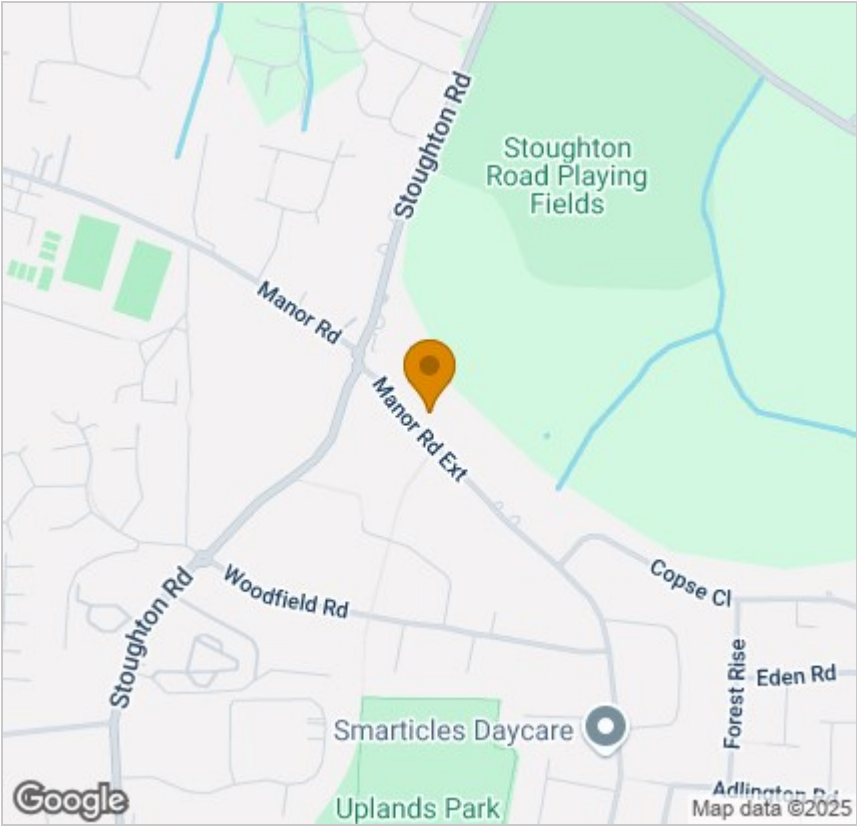
Floor Plan



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

