



READINGS

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Davenport Road
Leicester, LE5 6SB

£375,000



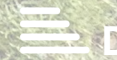
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Davenport Road

, Leicester, LE5 6SB

Set on an excellent plot in a popular location just off Spencefield Lane, this extended two double-bedroom detached bungalow has plenty to offer both inside and out. The property is particularly well presented and has been thoughtfully extended, while the generous plot gives it a real sense of space.

Inside, a recessed porch leads into a good-sized entrance hall with useful storage. To the front is a separate dining room, while the extended lounge runs across the rear of the property and enjoys a lovely outlook over the mature rear garden. The breakfast kitchen is well appointed and provides a practical space for everyday living.

There are two good-sized double bedrooms, both benefiting from fitted wardrobes, together with a recently refitted shower room.

Outside, the property continues to impress, with parking to the front, an extended garage and, perhaps one of its biggest attractions, a superb mature rear garden offering plenty of greenery, privacy and space to enjoy.

Bungalows of this type, particularly those offering this combination of accommodation, parking, garage and garden, are not often available, so we would recommend an early viewing to fully appreciate what this property has to offer.





Property Information

Tenure: Freehold

Local Authority: Leicester City Council

Council Tax Band: C

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.

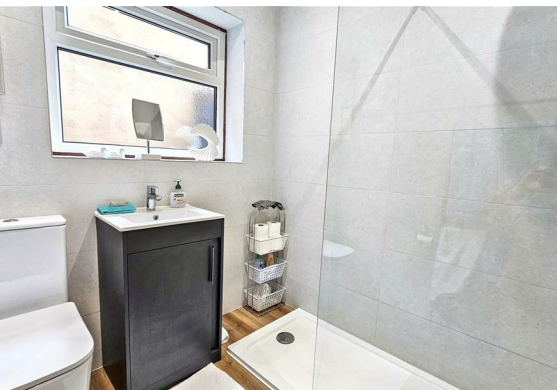
Consumer Protection Legislation

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.

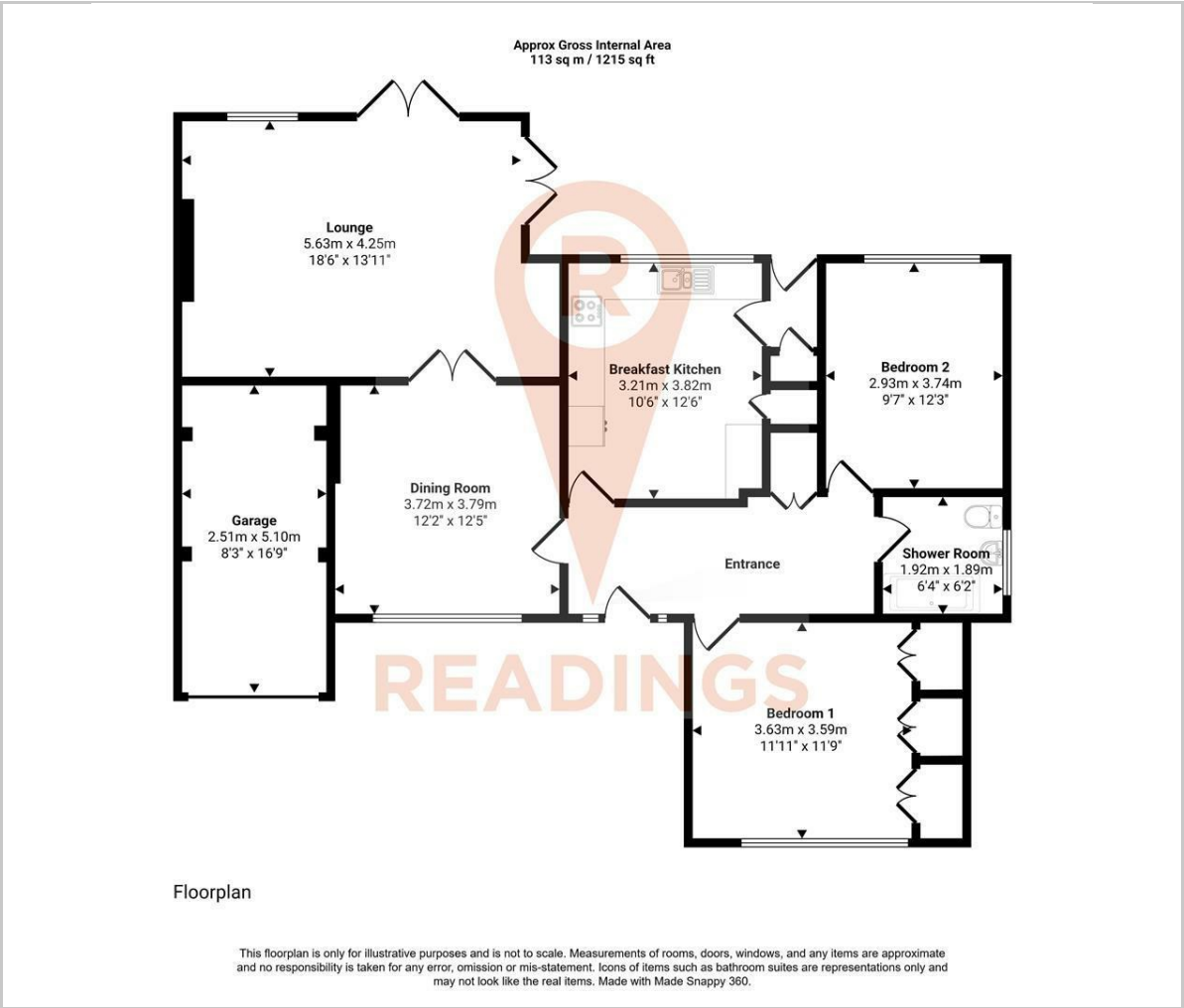
Anti Money Laundering

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

