



# READINGS

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Launde Road

Oadby, Leicester, LE2 4HG

**£450,000**



## Launde Road

Oadby, Leicester, LE2 4HG

This substantial detached family home sits on a generous plot in a sought-after location in the ever-popular area of Oadby. Positioned within the catchment for highly regarded schools, it's a property that's sure to attract plenty of interest.

The house benefits from uPVC double glazing and gas central heating provided by a modern boiler. Inside, there's an entrance porch leading into the hallway, a bright lounge to the front with a bay window and a separate dining room overlooking the rear garden. The breakfast kitchen is a great size, offering plenty of space for a table and there's also a recently replaced downstairs WC.

Upstairs you'll find four well-proportioned bedrooms along with the family bathroom.

There's a driveway and garden to the front (a bus stop is located outside but it is no longer in use), as well as a single integral garage. Gates to the side provide access to a larger-than-average west-facing rear garden.

Early viewing is highly recommended to avoid missing out.



### Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: E

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: None

Annual Estate Management Charge If Applicable:

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.





### 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.

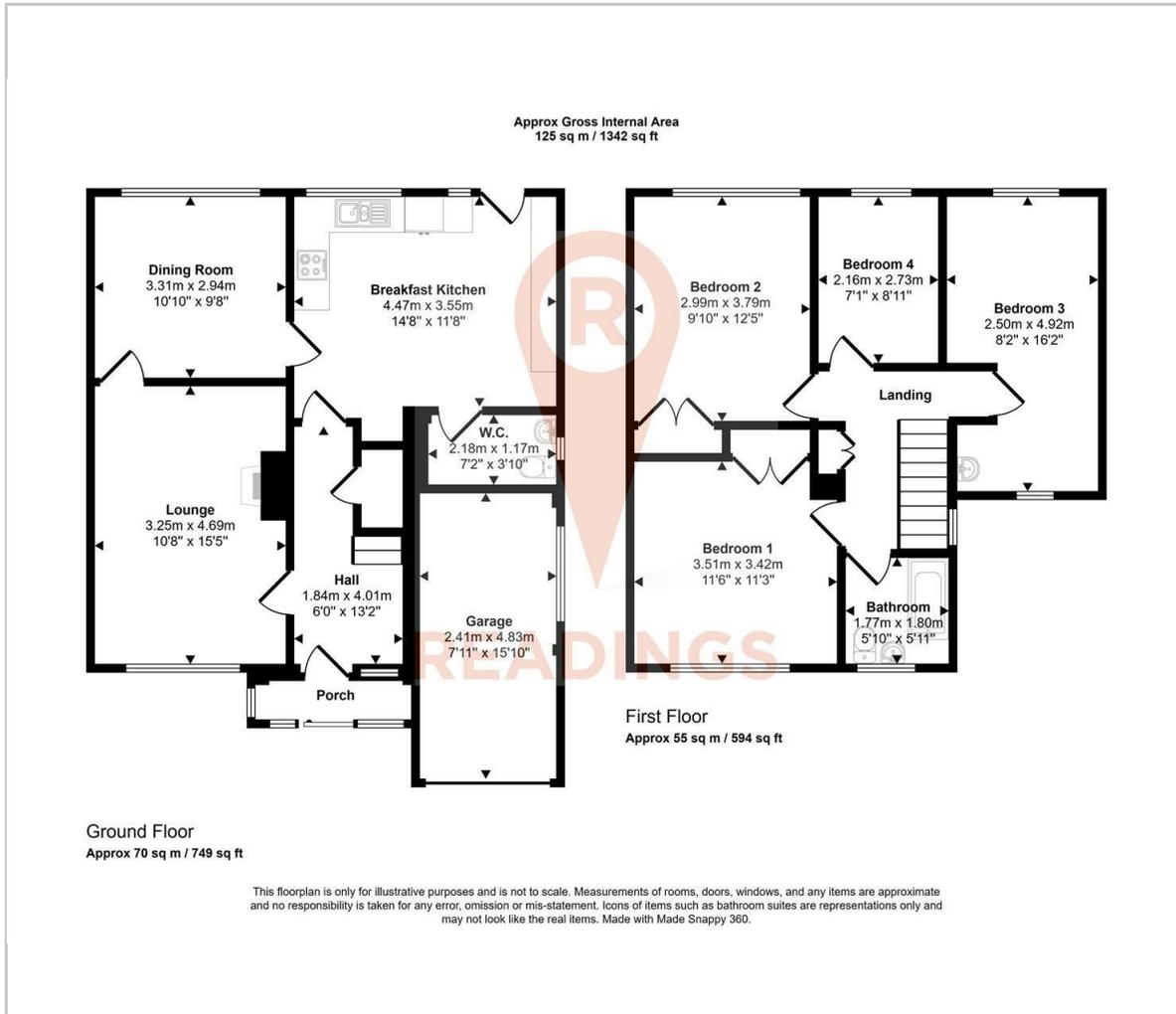
The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

### 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.



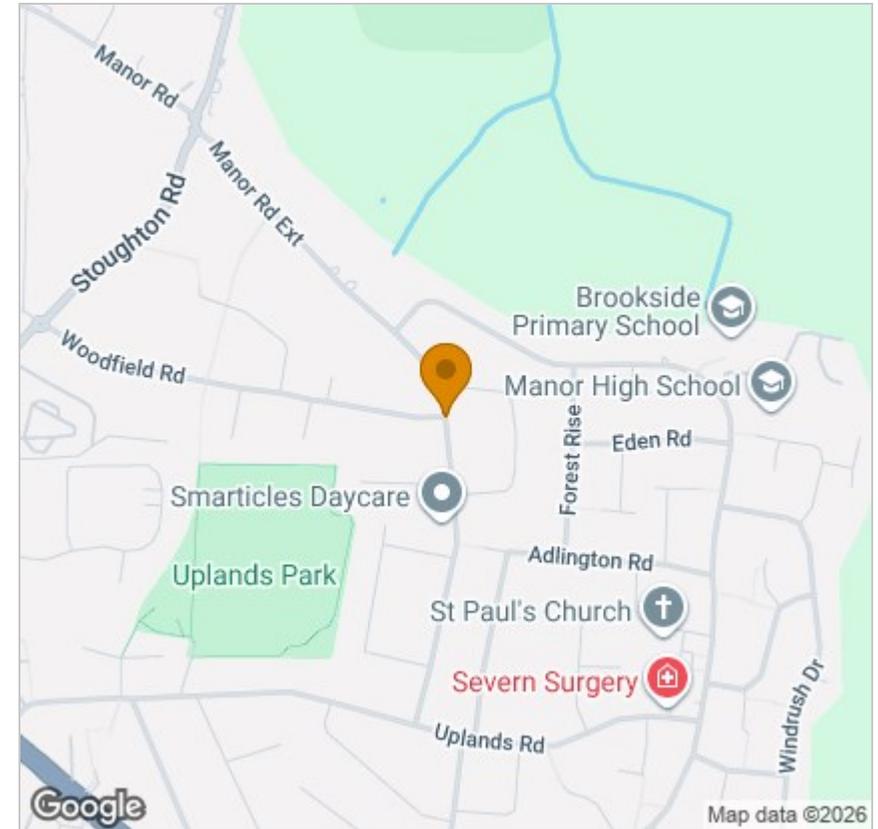
## Floor Plan



## Viewing

Please contact our 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

