READINGS

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Hextall Road

Leicester, LE5 6AF

£300,000

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, Leicester, LE5 6AF

Spacious Three-Bedroom Family Home with Larger Than Average Garden.

Offered for sale in good condition, this spacious three-bedroom mid-terraced house makes an excellent family home. The property benefits from uPVC double glazing and gas central heating via a modern boiler, together with the added benefit of solar panels, which we understand are leased.

To the front, there is a driveway providing off-road parking for two cars. Steps lead up to the entrance, where you are welcomed by a particularly spacious hallway.

The ground floor offers a comfortable lounge to the front, while across the rear of the property is a generous dining kitchen providing an excellent space for both everyday family life and entertaining. A door leads through to a rear lobby, which gives access to a useful WC and separate storage cupboard.

Upstairs, there are three well-proportioned bedrooms together with a shower room. The loft is accessed via a pull-down ladder and has been boarded, providing useful additional storage space.

Outside, the property benefits from a larger than average rear garden.

Overall, this is a well-presented and generously proportioned family home. An early viewing is highly recommended to fully appreciate what this property has to offer.



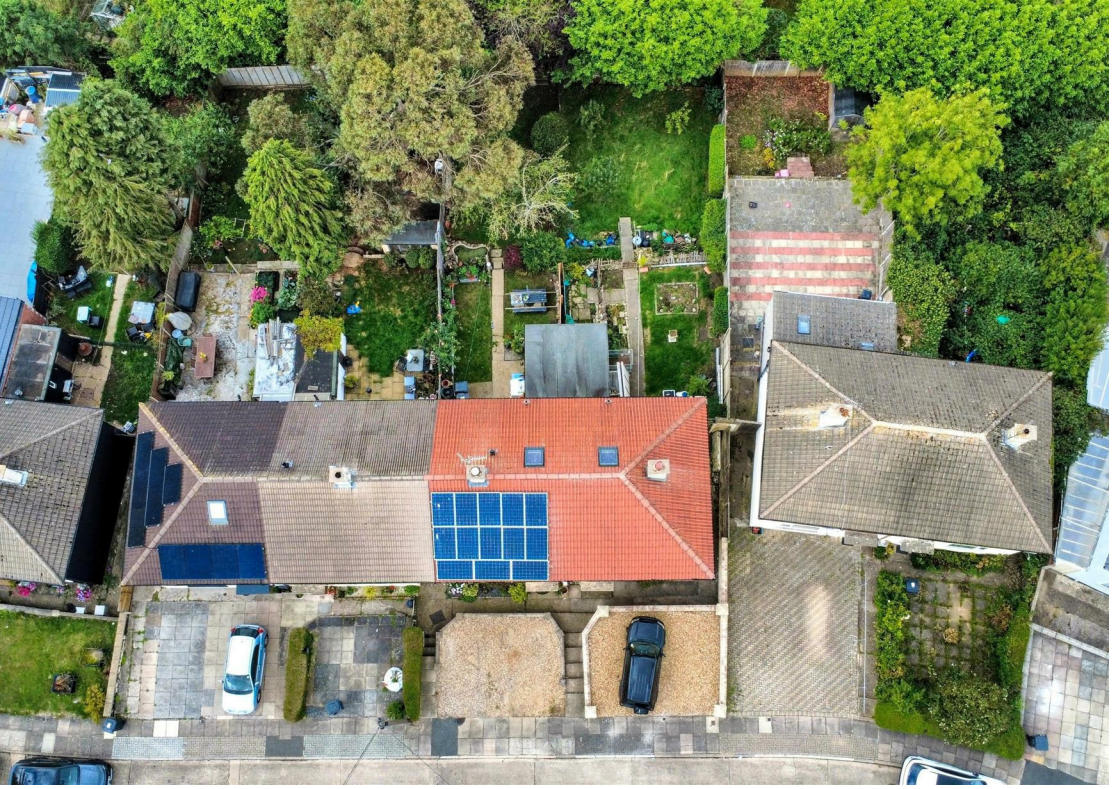






















Property Information

Tenure: Freehold with solar panels on a lease.
Local Authority: Leicester City
Council Tax Band: A
Type of Construction: System built
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.

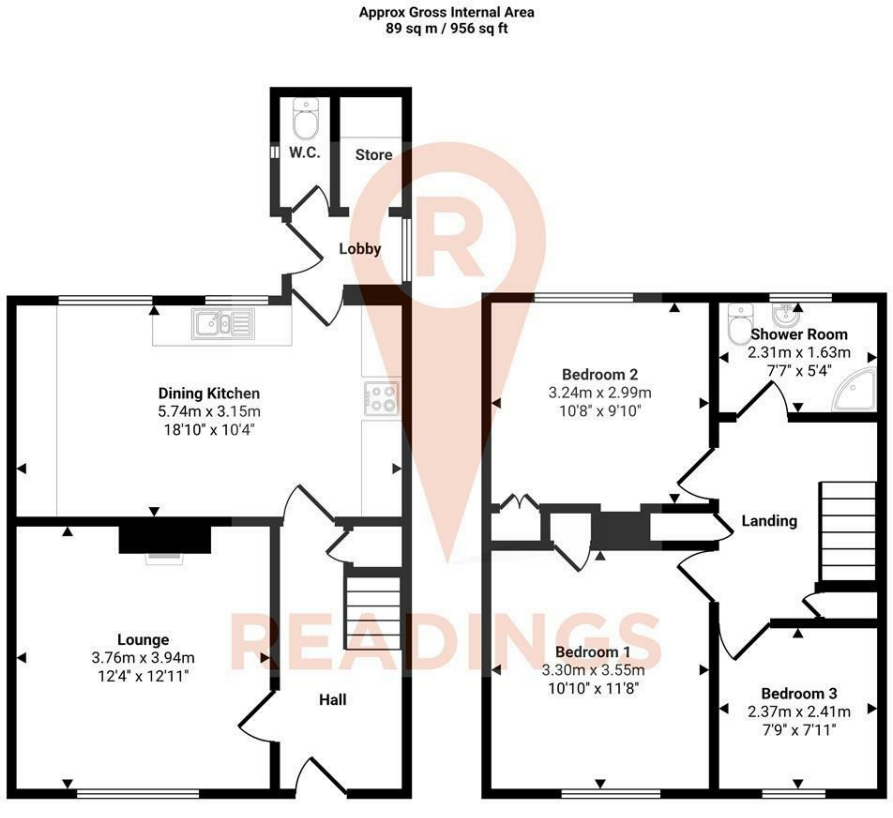
Anti Money Laundering

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

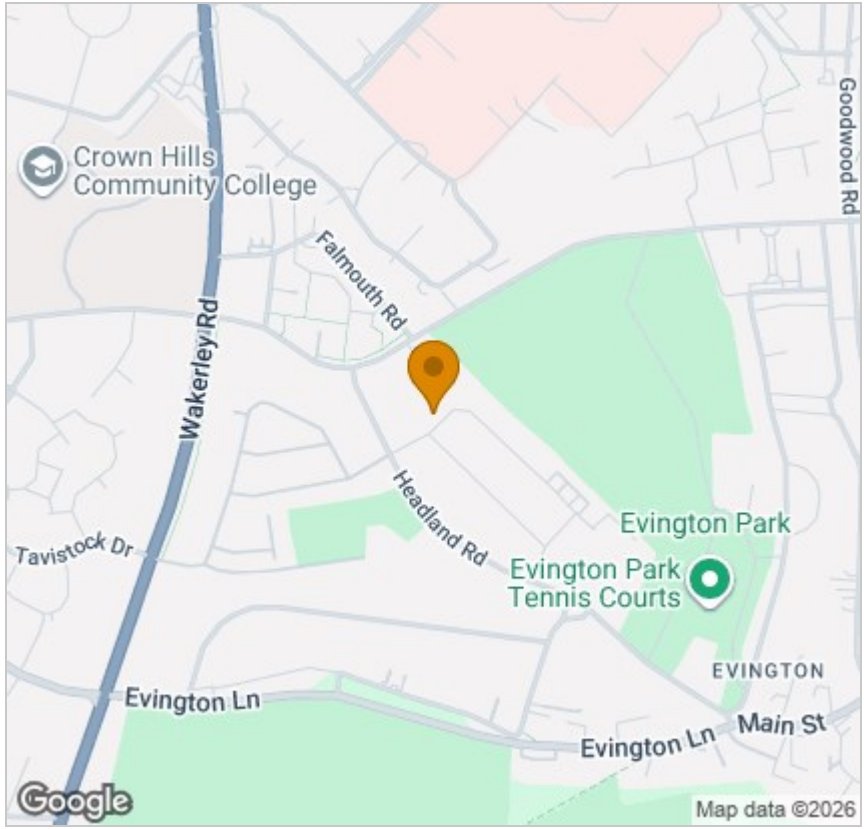
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating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

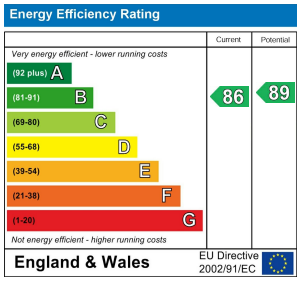


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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.