



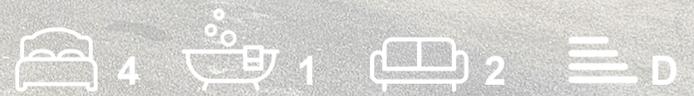
# READINGS

www.readingspropertygroup.com



Windermere Road  
Wigston, LE18 3RT

**£475,000**



## Windermere Road

, Wigston, LE18 3RT

This spacious, cleverly extended detached family home sits on a great-sized plot in a highly sought-after location. It's in excellent condition and beautifully presented throughout. Inside, the home opens with an entrance porch and hallway leading to a good-sized lounge. The breakfast kitchen flows seamlessly into an extended dining area or additional sitting room, creating a lovely open-plan space for family life and entertaining. There's also a utility room and a convenient downstairs WC.

Upstairs, you'll find four bedrooms. One of the bedrooms connects to a versatile extra space that would work perfectly as a home office, study area, or even a great teenage den. The recently refitted shower room completes the first floor.

Outside, the property benefits from a driveway at the front, a single integral garage and a large rear garden

Early viewing is highly recommended so you don't miss out on this fantastic family home.

### Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: D

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: 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

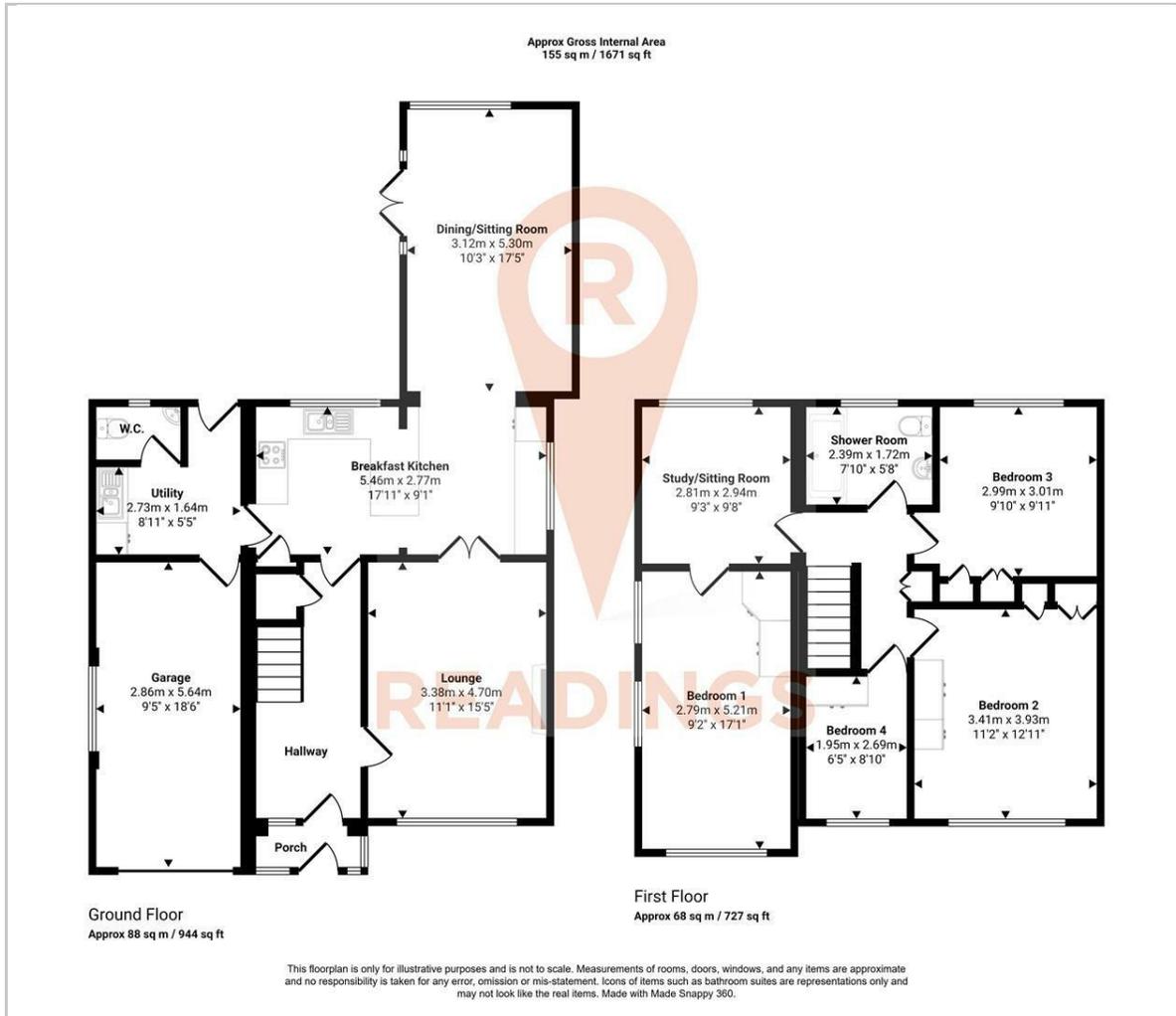
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating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

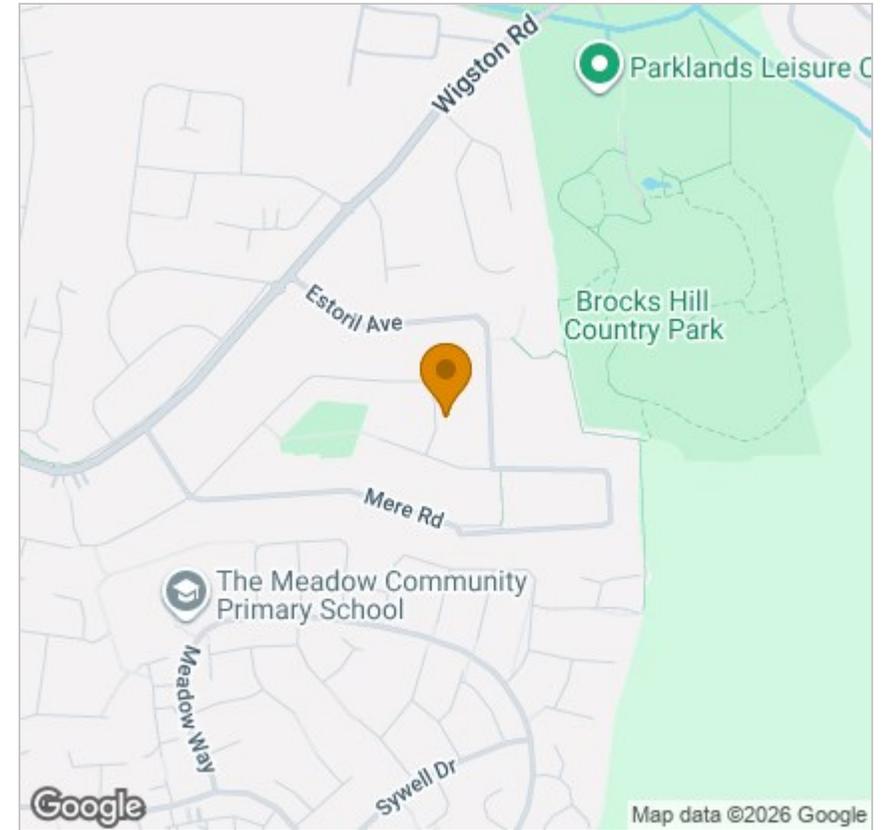
## Floor Plan



## 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

