



# READINGS

www.readingspropertygroup.com



Letchworth Road  
Leicester, LE3 6FJ

**£325,000**



## Letchworth Road

, Leicester, LE3 6FJ

This beautifully presented and extended family home sits on a generous plot with a larger-than-average rear garden, located on a highly sought-after road in Western Park.

The property welcomes you with a porch leading into the entrance hall, followed by a spacious lounge and a fantastic open-plan living, dining and kitchen area. Featuring bi-folding doors opening onto the garden, this space is perfect for both family life and entertaining. There's also a handy study and downstairs WC.

Upstairs, you'll find two double bedrooms, a single bedroom and a family bathroom. The home also benefits from uPVC double glazing and gas central heating powered by a combi boiler.

Outside, there's a driveway to the front, while the impressive rear garden provides plenty of outdoor space for families to enjoy.

An excellent family home in a popular location — early viewing is highly recommended to avoid disappointment.

### Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: C

Type of Construction:

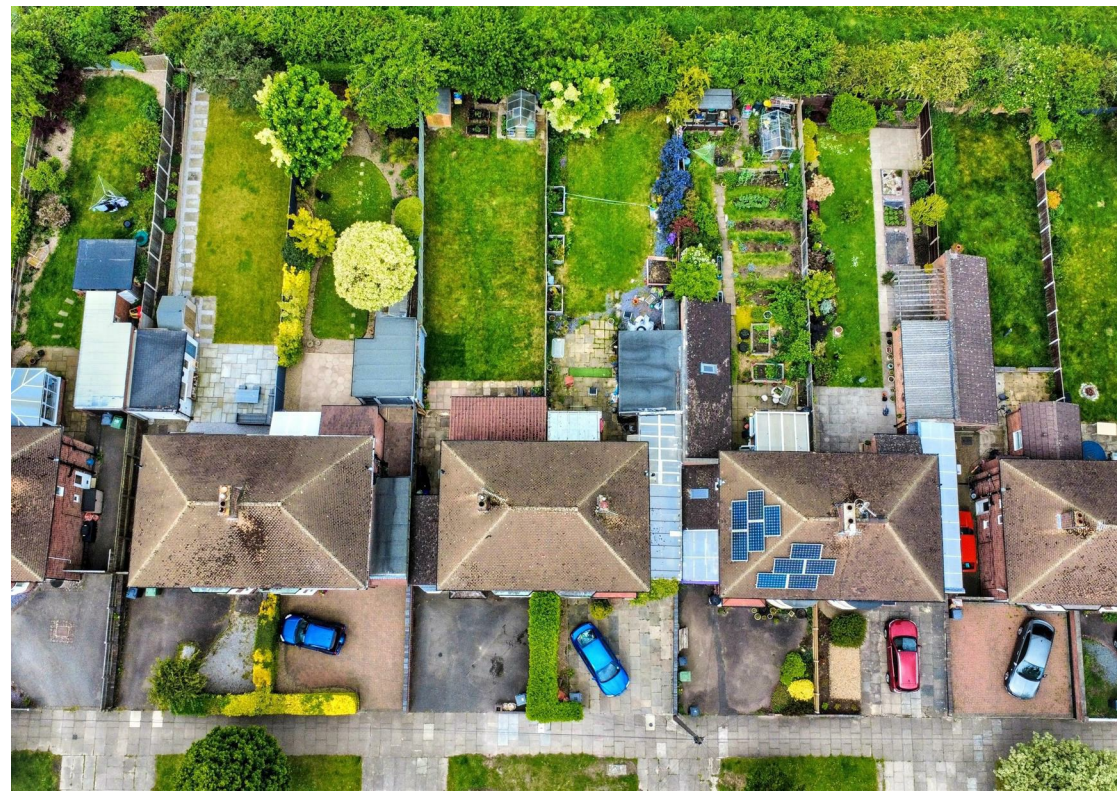
Services: The property is offered to the market with all mains services and gas-fired central heating.

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.

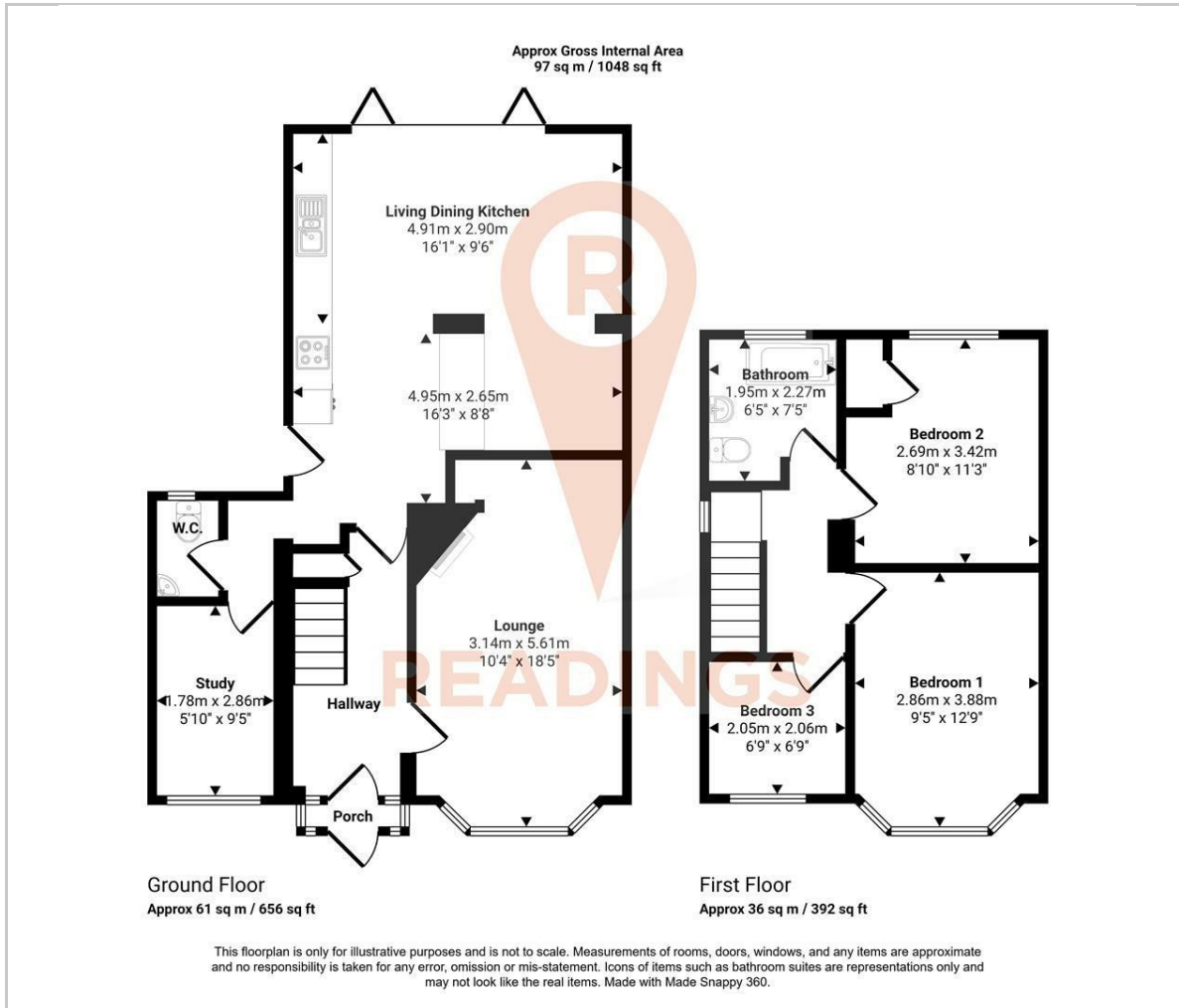
### Anti Money Laundering

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.



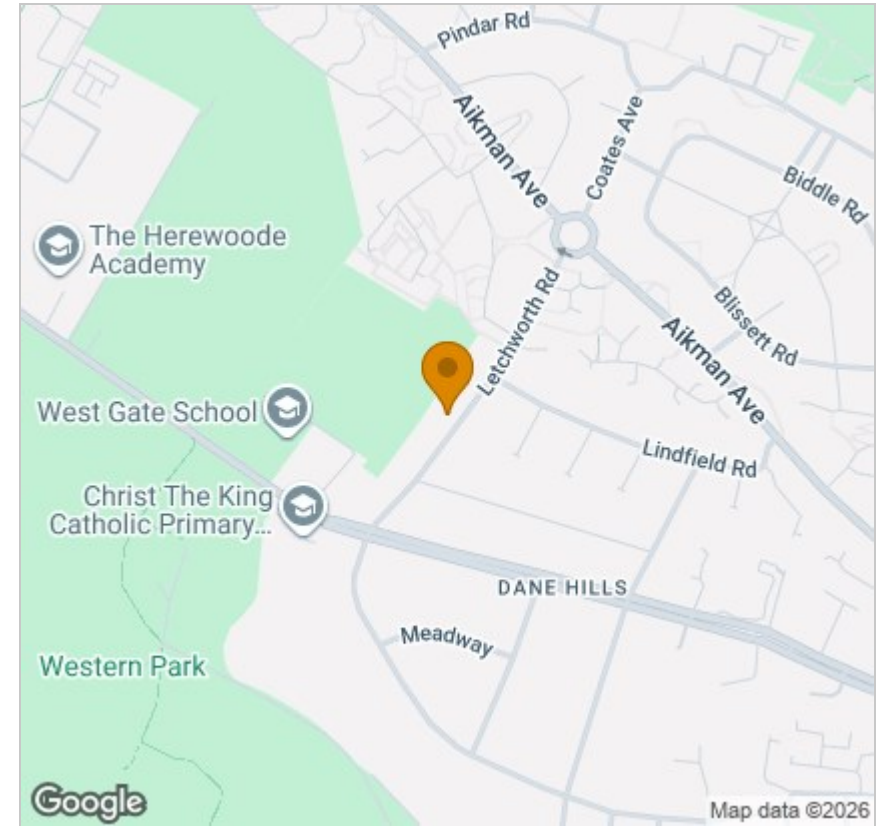
## Floor Plan



## 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

