



READINGS

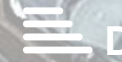
www.readingspropertygroup.com



**360 TOUR
AVAILABLE**

Roehampton Drive
Wigston, LE18 1HT

Offers In The Region Of £290,000



Roehampton Drive

Wigston, LE18 1HT

Presenting a three-bedroom semi-detached house situated on an expansive corner plot, offering ample space on the side and rear for potential extension, subject to customary approvals. A driveway providing car standing is accessible via Kew Drive. The property is available for sale with no onward chain and benefits recent enhancements, including a complete rewiring in 2023, installation of a modern boiler around five years ago, and the windows are double-glazed.

Upon entry, a porch leads to a hallway with oak flooring. The living space comprises a front-facing lounge featuring a bay window and an open-plan design leading to a rear dining room. Accessible from the dining room is a sunroom, providing a delightful view of the garden. The functional kitchen presents an opportunity for refurbishment or extension into a spacious dining kitchen, a popular choice among potential buyers. Additional amenities on the ground floor include a rear lobby, a downstairs toilet, and a practical storage room.

Ascending to the upper level reveals three well-proportioned bedrooms and a shower room. As mentioned earlier, the property is situated on a generous plot, boasting a sizable garden and accompanying sheds/stores.

Contact Readings to arrange your viewing.

Porch and hall

Lounge

Dining room

Kitchen

Rear lobby

WC and Store





Landing

Bedroom one

Bedroom two

Bedroom three

Shower room

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

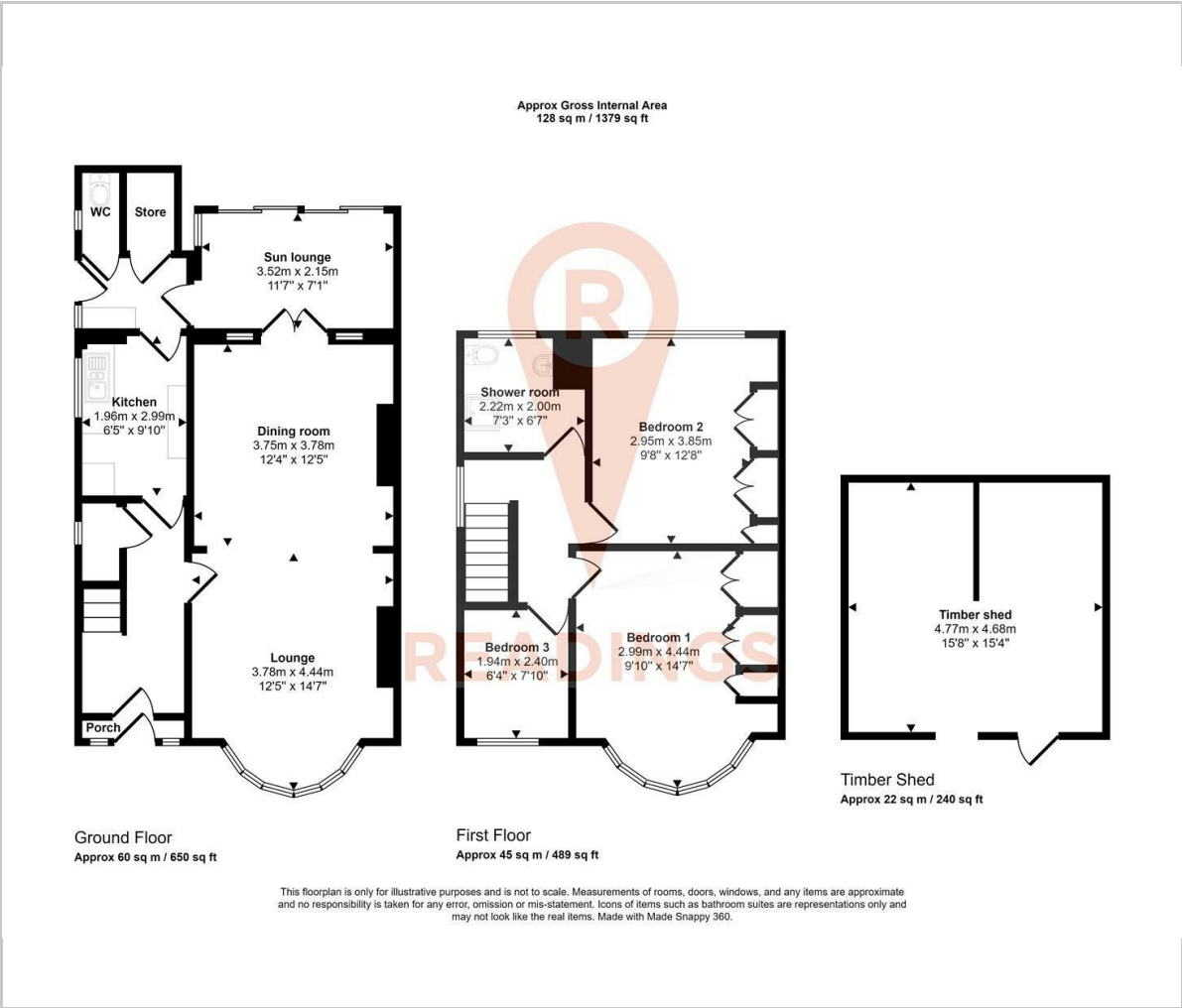
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Tenure

The property is being sold freehold 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.



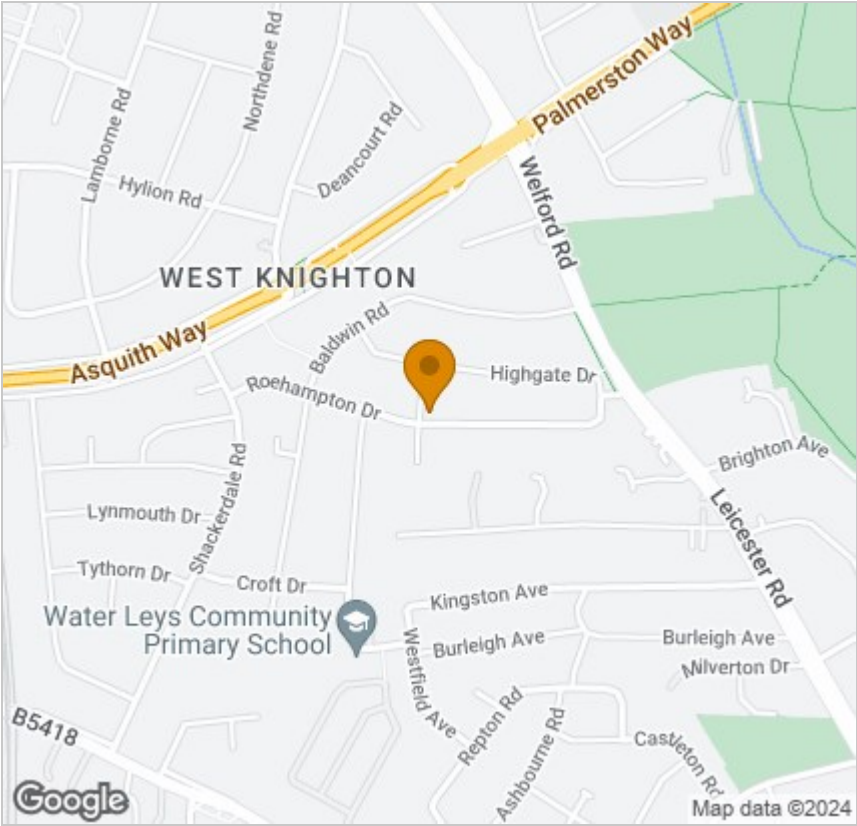
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

