



# 194 Wintersdale Road

, Leicester, LE5 2GP  
Price Guide £295,000

A bay fronted detached house which stands on an excellent sized plot with scope for extension (subject to planning permission).

The property is situated in a quiet location just off Uppingham Road. The house benefits from gas central heating and UPVC double glazing but did suffer a small leak via a burst pipe and would now benefit from some modernisation.

A great sized rear garden and garage space offer scope for extension to both the side and rear, subject to any required consents.

Well placed for local amenities, good schooling and excellent transport links.

Offered freehold and with vacant possession. Scope to turn into a wonderful family home.

#### Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and

### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



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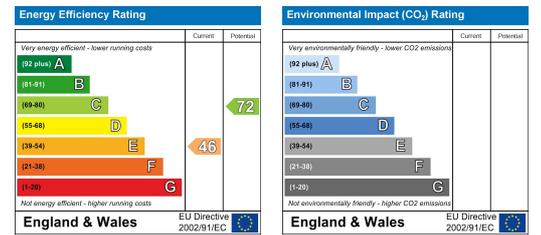
# Floor Plan



# Area Map



# Energy Efficiency Graph



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