



# READINGS

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AVAILABLE**



Westcotes Drive

Leicester, LE3 0SP

**Offers Over £340,000**





# Westcotes Drive

, Leicester, LE3 0SP

Situated on the cusp of Westcotes and Western Park, this detached house offers a fusion of character and modern creature comforts.

As you step inside, you'll find a Minton tiled floor within the entrance hall, a convenient downstairs toilet and at the front of the house there is a bright and spacious lounge, complete with a bay window that fills the room with natural light.

To the rear, the dining room offers French doors that lead to the garden, and the extended breakfast kitchen features abundant cupboard space, beautiful granite worktops, a Belfast sink, and three large windows that flood the area with daylight. A glazed door adds easy access to the garden. There is also a modern combi boiler.

Ascend the stairs to find a well-proportioned layout that includes two double bedrooms, with the master bedroom enjoying a bay window. A third bedroom is of reasonable size, providing flexible use as a bedroom or study.

The bathroom comprises a four-piece suite that includes a bath, separate shower cubicle, and a wash hand basin and WC neatly integrated within a unit.

Outside, the property there is a front garden and a driveway. To the side, gated access leads to a mature rear garden featuring a decked area, ideal for al fresco dining, and steps leading down to a lawn.

This detached house is not just a property; it's a home, in an ideal location on Westcotes Drive. It places you within easy reach of local amenities, schools, and beautiful green spaces,

## Entrance hall

### Cloaks/WC

3'9" x 2'7" (1.16 x 0.80)

### Lounge

12'11" x 12'0" plus bay (3.96 x 3.66 plus bay)

### Dining room

11'10" x 12'5" (3.63m x 3.80m)

### Breakfast kitchen

23'10" x 8'0" (7.28 x 2.44)

### Landing

### Bedroom one

12'1" x 11'9" plus bay (3.70m x 3.60m plus bay)

### Bedroom two

12'11" x 12'4" (3.96 x 3.76)

### Bedroom three

8'2" x 7'9" (2.50 x 2.38)

### Bathroom

8'8" x 6'11" (2.66 x 2.11)

### 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.

### 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.







### 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.

### Stamp Duty

You pay stamp duty at these rates if, after buying the property, it is the only residential property you own. You usually pay 3% on top of these rates if you own another residential property.

#### Property Stamp Duty Rates

- Up to £250,000 Zero
- The next £675,000 (the portion from £250,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

#### Example:

In November 2023 you buy a house for £295,000. The Stamp Duty you owe will be calculated as follows:

- 0% on the first £250,000 = £0
- 5% on the final £45,000 = £2,250
- total SDLT = £2,250

### IF YOU'RE BUYING YOUR FIRST HOME

You can claim a discount (relief) if the property you buy is your first home. This means you'll pay:

- Zero Stamp Duty up to £425,000
- 5% Stamp Duty on the portion from £425,001 to £625,000
- You're eligible if you and anyone else you're buying with are first-time buyers.

If the price is over £625,000, you cannot claim the relief.

#### Example:

You are a first-time buyer and purchase a property for £500,000. The Stamp Duty you owe will be calculated as:

- 0% on the first £425,000 = £0
- 5% on the remaining £75,000 = £3,750
- Total Stamp Duty = £3,750

It is recommended buyers check Stamp Duty rates for their particular situation on the Government website.



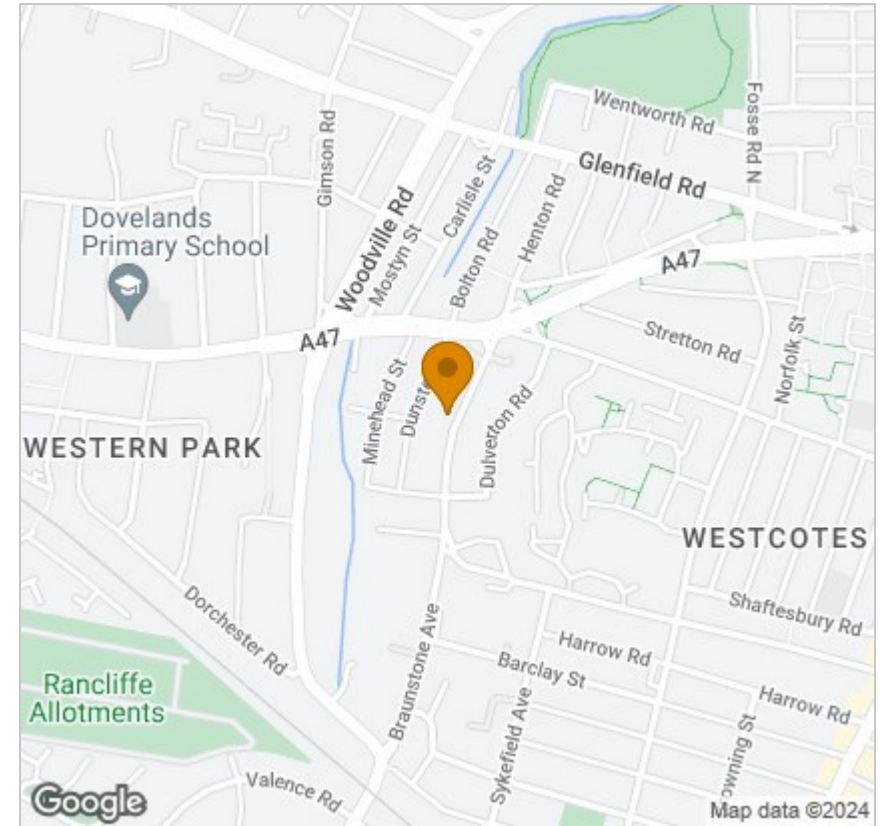
## Floor Plan



## 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

