



READINGS

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**360 TOUR
AVAILABLE**



Churchill Drive

Leicester Forest East, Leicester, LE3 3QB

£270,000



Churchill Drive

Leicester Forest East, Leicester,
LE23 2QR

Welcome to this extended four/five bedroom semi-detached house occupying an excellent position at the end of this close adjacent to a large open green space. With a spacious layout, bespoke kitchen, and additional garage space, this family home is sure to attract plenty of interest.

Step into the property through an entrance porch, which in turn leads to the spacious lounge with a modern electric fire and shelving either side, feature ceiling light which can also be found in the dining room and kitchen, an open plan staircase and access to the dining room, The dining room is a good size, and carry on through to the kitchen which features bespoke base and wall mounted units, ample worktop and an electric oven and gas hob with extractor and a Belfast sink. The utility room offers additional storage and has a handy courtesy door to the integral garage. Upstairs, you'll find four/five generously sized bedrooms and a bathroom. There's flexibility to use the fifth as an extra bedroom, dressing room, home office, or potentially create an additional bathroom. These rooms do require redecoration and new flooring coverings.

There are front and rear gardens, a driveway, and beyond the primary garage, there's an extra garage in the rear garden, ideal for additional storage or to be converted into a workshop.

This property is available with no onward chain, making it even more appealing.

With endless potential, don't miss the opportunity to make this extended semi-detached house your own.

Porch

Lounge

Dining room

Kitchen

Utility

Bedroom one

Bedroom two





Bedroom three

Bedroom four

Bedroom five/dressing room

Bathroom

Integral garage

Additional garage

Consumer Protection Legislation

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.

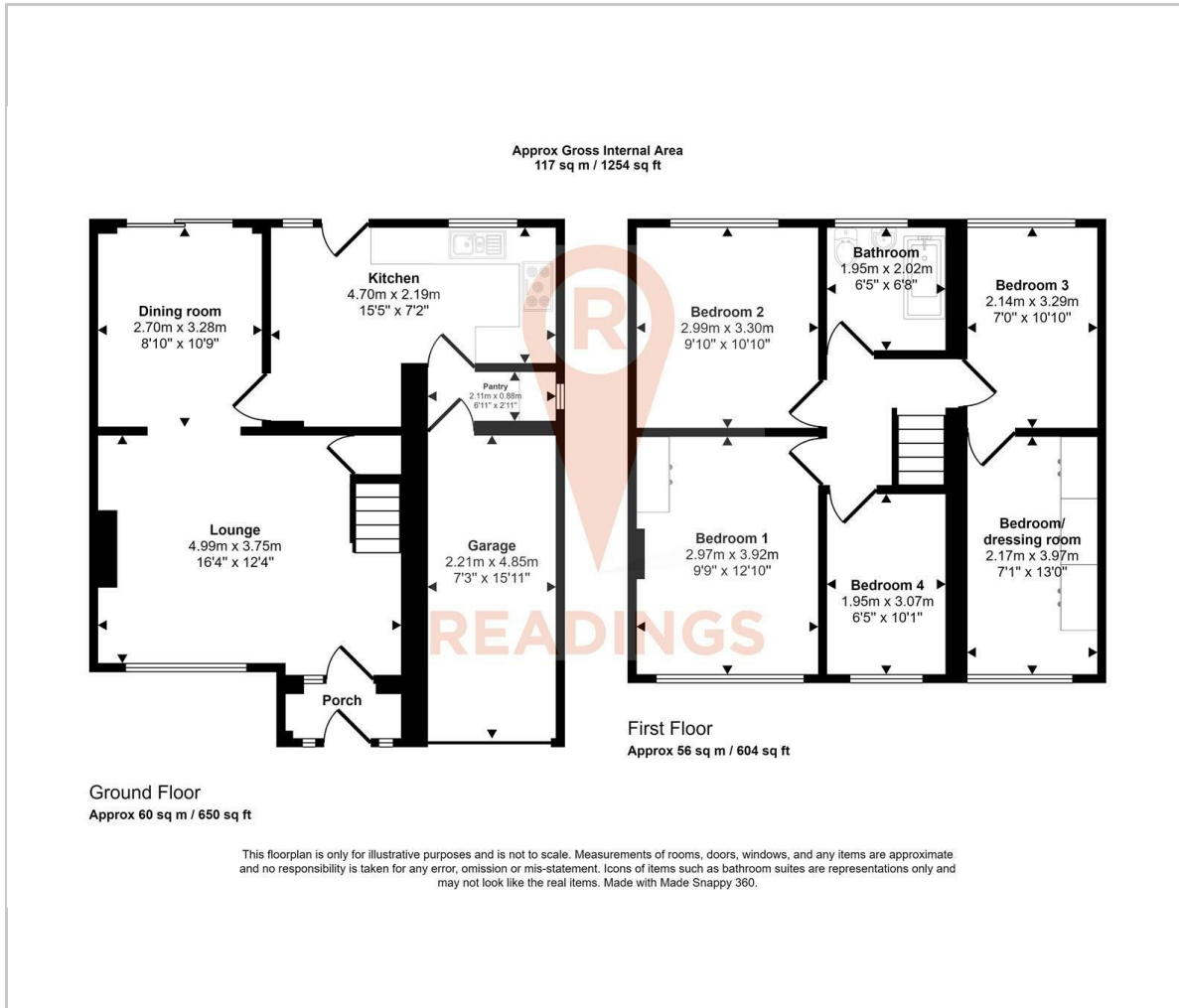
Tenure

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.

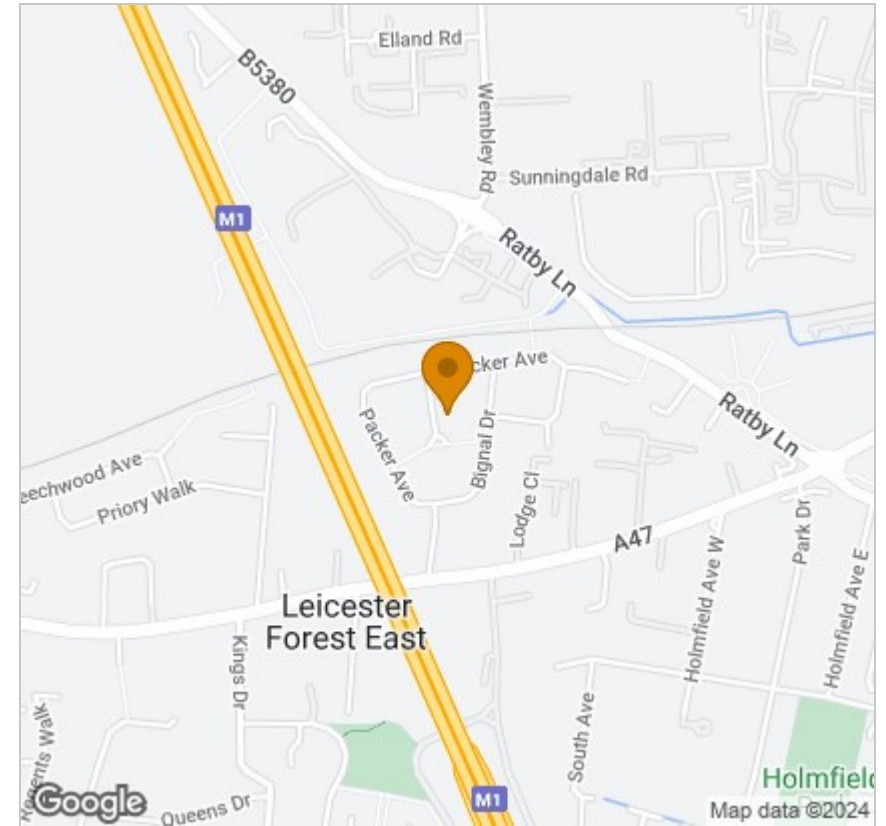
Floor Plan



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

