



# READINGS

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James Gavin Way  
Qadby, Leicester, LE2 4UE

**Offers Over £375,000**



## James Gavin Way

Oadby, Leicester, LE2 4UE

This attractive detached house is located in the desirable Oadby Grange estate, offering convenient access to renowned schools such as Woodland Primary and Beauchamp College. Additionally, there are a variety of private and independent schools in the area, providing families with ample choice.

Offered for sale with no upward chain, there is ample opportunity for a side or even rear extension, pending necessary planning approvals.

Ideal for a family, the property offers comfortable living spaces and is conveniently close to bus routes and various amenities along The Parade in nearby Oadby Town centre. Additionally, three major supermarkets are easily accessible.

The house features an entrance hall, a convenient downstairs WC, a generously sized lounge leading to a dining room and a conservatory overlooking the rear garden. The kitchen has ample cupboard space, accompanied by a separate utility room. Upstairs, three bedrooms, with the master bedroom featuring an en suite shower room, while a separate family bathroom serves the other bedrooms. There's a driveway and a single integral garage, with a front garden adding to the curb appeal. Gates on either side of the property give access to the mature, private, and generously sized south-west facing rear garden.

**Entrance hall**

**Cloaks/WC**

**Lounge**

**Dining room**

**Conservatory**

**Kitchen**

**Utility room**

**Landing**

**Bedroom one**

**En suite**





### Bedroom two

### Bedroom three

### Bathroom

### Garage

### Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: D

Type of Construction: Brick with tiled roof

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: Very low

### 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

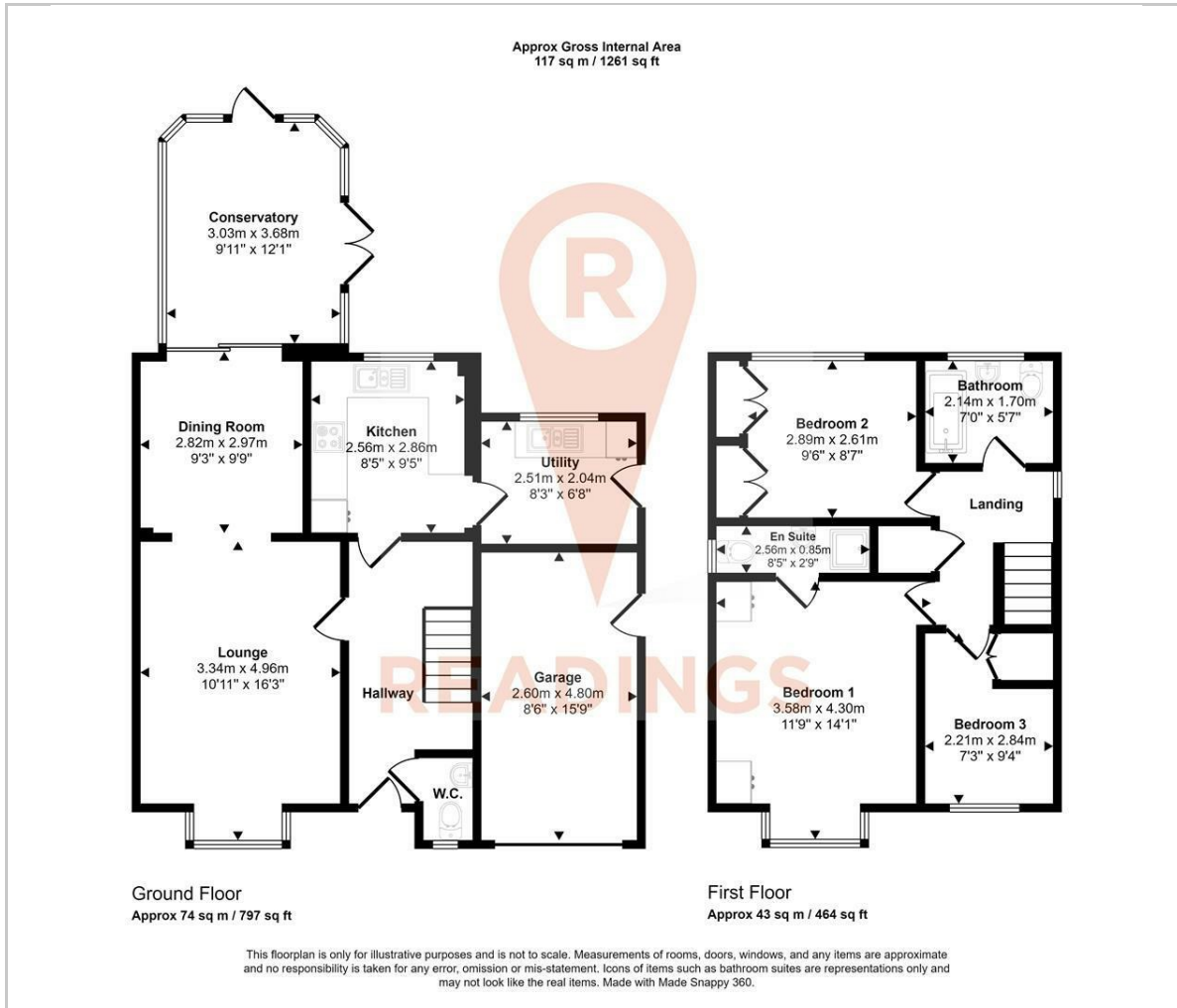
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical 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.



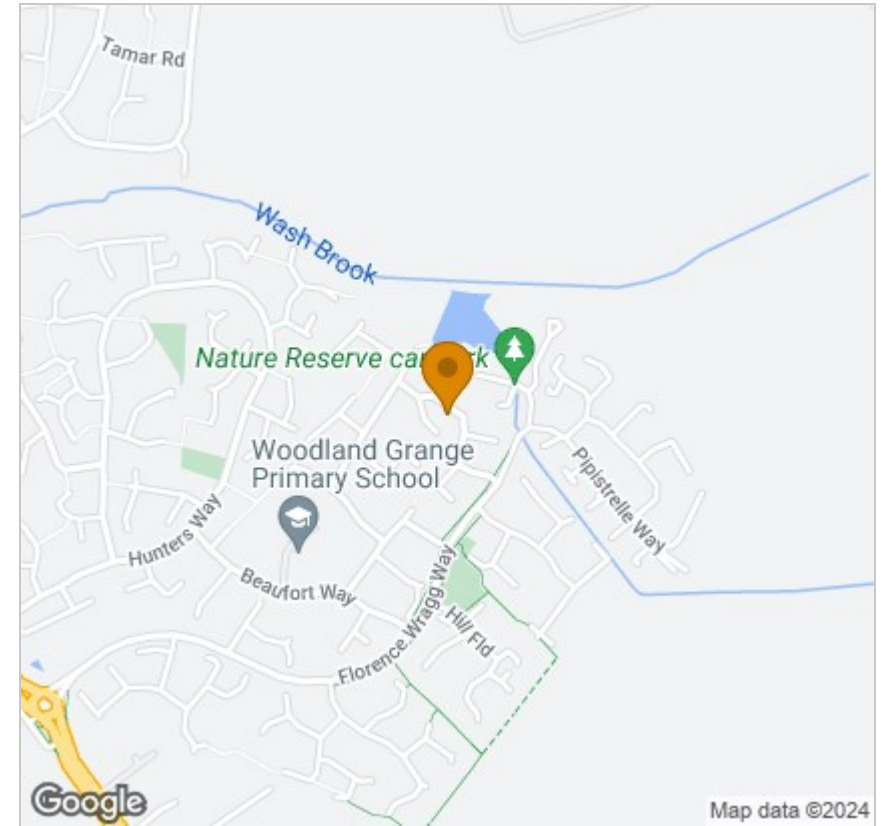
## Floor Plan



## 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

