



READINGS

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Arncliffe Road
Leicester, LE5 1HB

£369,950



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, Leicester, LE5 1HB

A generously expanded semi-detached house available for sale, with an attractive interior and featuring a generously proportioned rear garden, making it an ideal choice for families. Upon entry, you're greeted by an entrance hall leading, there's a spacious lounge to the front with a bay window. The kitchen has been tastefully extended, showcasing modern units, accompanied by a convenient store/utility area. Overlooking the rear garden, an extended dining room/sitting room. The first floor has been skilfully extended to create three spacious bedrooms, complemented by a beautifully appointed bathroom featuring a four-piece suite. Outside, a driveway offers off-road parking, while the substantial rear garden adds to the appeal. Viewing is essential to fully appreciate this family home.

Entrance Hall

Lounge

10'1" x 15'5" (3.08 x 4.72)

Dining

10'0" x 8'6" (3.07 x 2.61)

Sitting Room

8'5" x 9'8" (2.57 x 2.97)

Kitchen

13'1" x 12'0" (4.00 x 3.66)

Store/Utility

6'5" x 12'2" (1.98 x 3.71)

Landing

Bedroom One

10'0" x 11'6" (3.06 x 3.52)

Bedroom Two

9'8" x 11'1" (2.95 x 3.38)

Bedroom Three

13'4" x 6'10" (4.07 x 2.10)

Bathroom

6'5" x 11'11" (1.97 x 3.65)





Property Information

Tenure: Freehold
Local Authority: Leicester city
Council Tax Band: B
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

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.

Consumer Protection Legislation

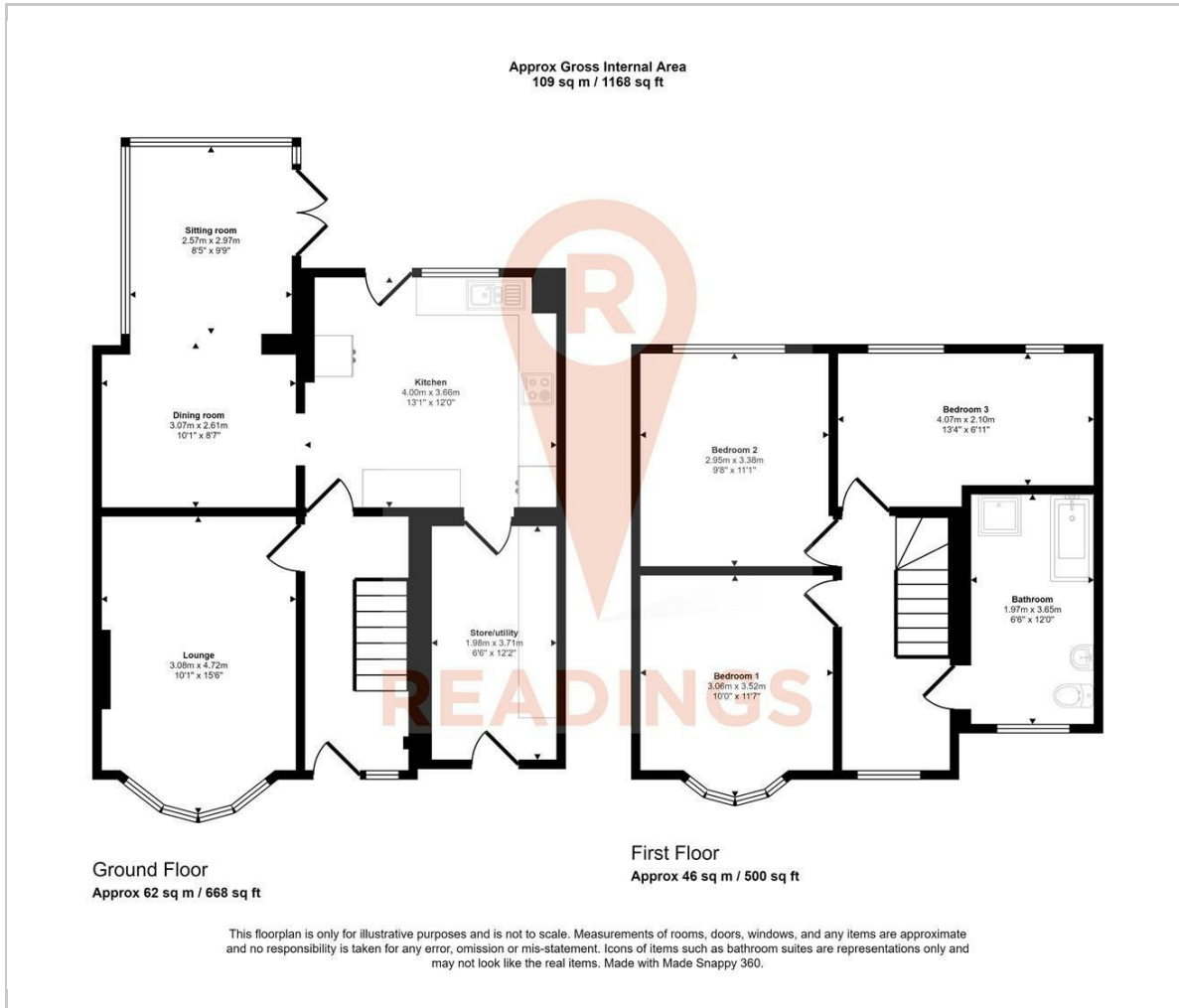
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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.



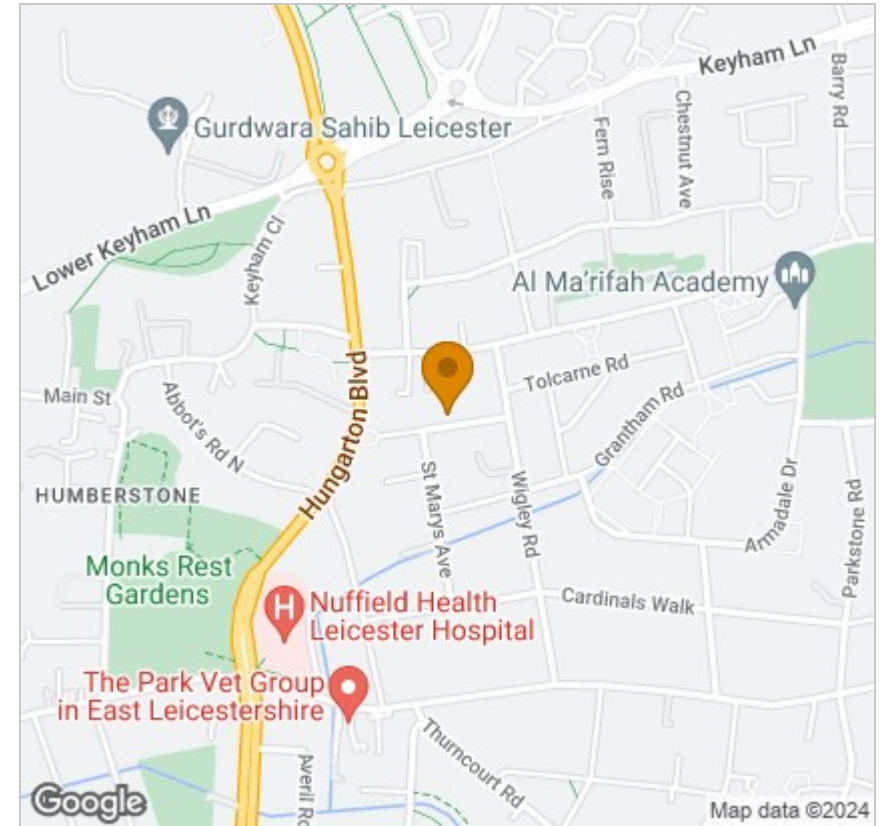
Floor Plan



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

