



# READINGS

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St. Denys Road  
Leicester, LE5 6DS

**£400,000**





## St. Denys Road

, Leicester, LE5 6DS

A three-bedroom detached house with ample parking, and exciting potential. This property presents a fantastic opportunity for those seeking a family home with room for improvement. With its convenient location and generous living spaces, this house is sure to capture your imagination.

Approaching the property, you'll notice it is set well back from the road, the spacious driveway offers ample parking for multiple vehicles, while a large detached garage at the rear provides additional parking or storage.

Upon entering, you are greeted by an entrance hall, the lounge is a comfortable space, the property features an extended sitting room and dining area to the rear. The breakfast kitchen is dated and would benefit from revamping.

Upstairs, the first floor accommodates two double bedrooms, and a smaller single bedroom. The bathroom is in need of refurbishment.

The rear garden is a nice size. While this property holds tremendous potential, it is worth noting that some updates are required to bring it to its full glory. The windows would benefit from replacement and the boiler and heating system are old and would benefit from upgrading along with the electrical re-wiring. The property is being sold with no onward chain.

### Entrance Hall

### Cloaks/WC

### Lounge

13'1" x 11'11" (4.00m x 3.64m)

### Dining Room

21'9" x 11'11" max (6.64m x 3.64m max)

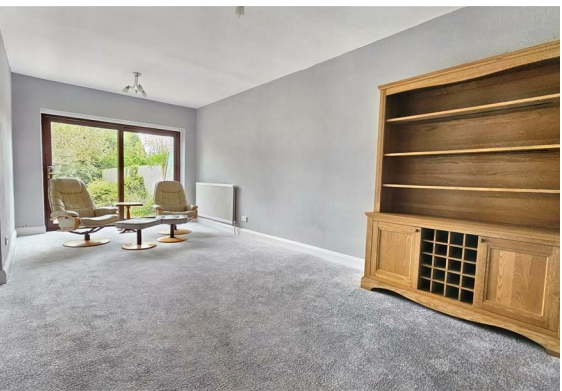
### Breakfast Kitchen

17'3" x 8'5" (5.28m x 2.58m)

### Landing

### Bedroom One

13'5" x 10'8" (4.09m x 3.27m)







**Bedroom Two**  
12'0" x 12'5" (3.67m x 3.79m)

**Bedroom Three**  
8'2" x 7'6" (2.51m x 2.31m)

**Bathroom**  
8'11" x 6'11" (2.74m x 2.11m)

**Garage**  
23'1" x 9'4" (7.05m x 2.87m)

#### **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**

**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

