



READINGS

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Shanklin Gardens
Knighton, LE2 3QJ

Offers Over £350,000



Shanklin Gardens

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An exceptional opportunity to purchase a spacious three-bedroom detached bungalow situated within an esteemed development, just off Shanklin Drive. Within the sought-after tree-lined suburb of Knighton, adjoining Stoneygate and Oadby this well maintained property is offered for sale with the benefit of no onward chain.

The property comprises an entrance porch and hall, a generously proportioned lounge, kitchen, spacious conservatory currently used as a dining area, three bedrooms, shower room, and separate WC. Featuring uPVC double-glazed windows and gas central heating from a modern boiler. The meticulously tended gardens encompass the front, side, and rear of the property, with a driveway and detached single garage situated at the rear.

A quiet cul-de-sac location, conveniently positioned for everyday amenities and a brief stroll from Knighton Park. Close proximity to Leicester city centre, the University of Leicester, Leicester Royal Infirmary, and Leicester General Hospital.

An early viewing is recommended to avoid missing out.

Porch and Hall

Lounge
13'8" x 16'7" (4.18 x 5.08)

Conservatory
10'11" x 17'5" (3.35 x 5.32)

Kitchen
12'5" x 8'8" (3.79 x 2.66)

Bedroom One
10'11" x 10'11" (3.35 x 3.33)

Bedroom Two
9'8" x 10'9" (2.95 x 3.29)

Bedroom Three
10'0" x 7'6" (3.06 x 2.30)

Shower Room
7'8" x 5'10" (2.35 x 1.80)

Separate WC





Garage
8'2" x 18'0" (2.51 x 5.49)

Property Information

Tenure: Freehold
Local Authority: Leicester city
Council Tax Band: D
Type of Construction: Traditional construction
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.

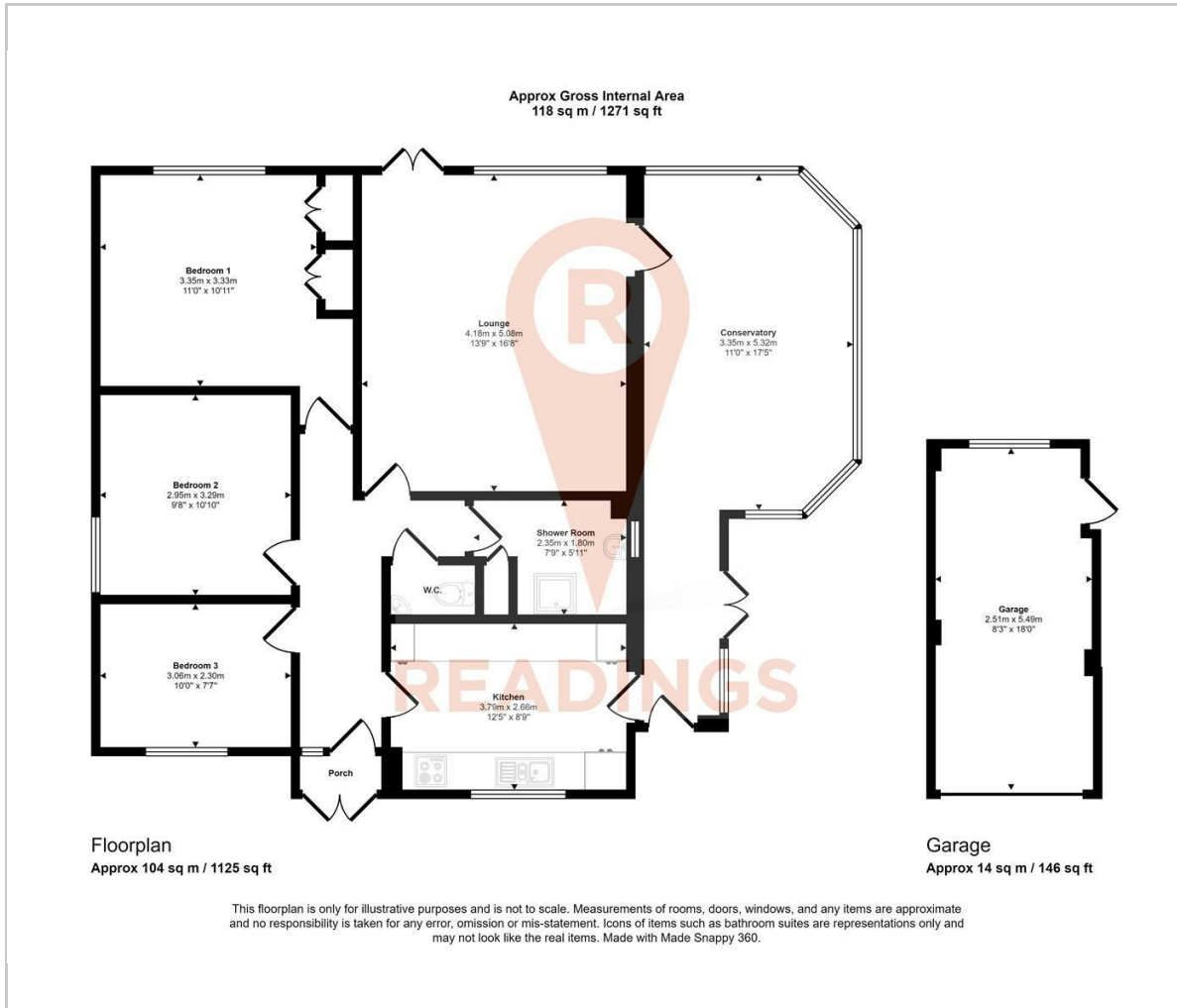
Tenure

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.

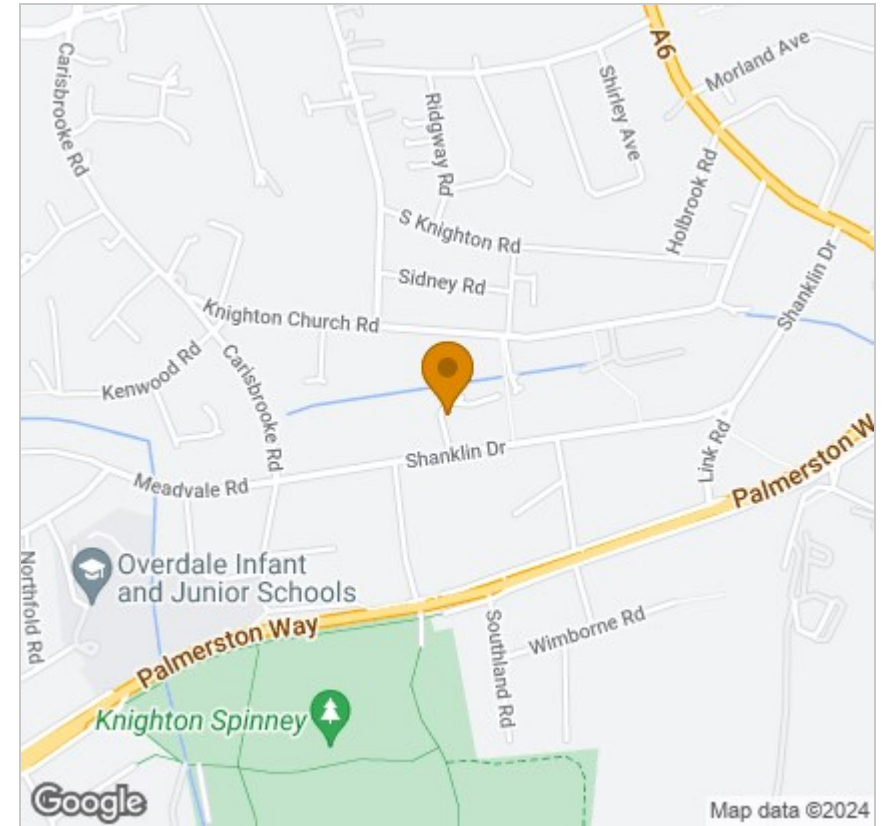
Floor Plan



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

