



READINGS

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Ruskington Drive

Wigston, LE18 1LY

Offers In The Region Of £290,000



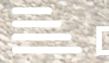
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Ruskington Drive

Wigston, LE18 1LY

In a prime location adjacent to a picturesque golf course, with the Oadby racecourse in the backdrop and Knighton Park nearby. With uPVC double glazing and newly-installed (April 2024) combination boiler, it offers ample space for families. There is an entrance porch and hall, leading to a generously-sized lounge, glazed doors opening to the dining room and garden room beyond. The well-appointed kitchen offers sufficient storage and workspace. Upstairs, two double bedrooms, a single bedroom, and a bathroom. Outside, a driveway with a carport provide off-road parking, complemented by a front garden and a generously-sized rear garden. Situated in a sought-after location perfect for families, this property warrants immediate viewing.

Porch and Hall

Lounge

10'11" x 16'10" (3.34 x 5.14)

Dining Room

8'7" x 8'11" (2.63 x 2.74)

Garden Room

9'1" x 9'10" (2.78 x 3.02)

Kitchen

8'0" x 12'8" (2.44 x 3.87)

Landing

Bedroom One

9'8" x 13'10" (2.97 x 4.22)

Bedroom Two

10'8" x 12'4" (3.27 x 3.76)

Bedroom Three

7'2" x 7'11" (2.19 x 2.43)

Bathroom

6'1" x 7'5" (1.86 x 2.28)





Property Information

Tenure: Freehold
Local Authority: Oadby & Wigston
Council Tax Band: C
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

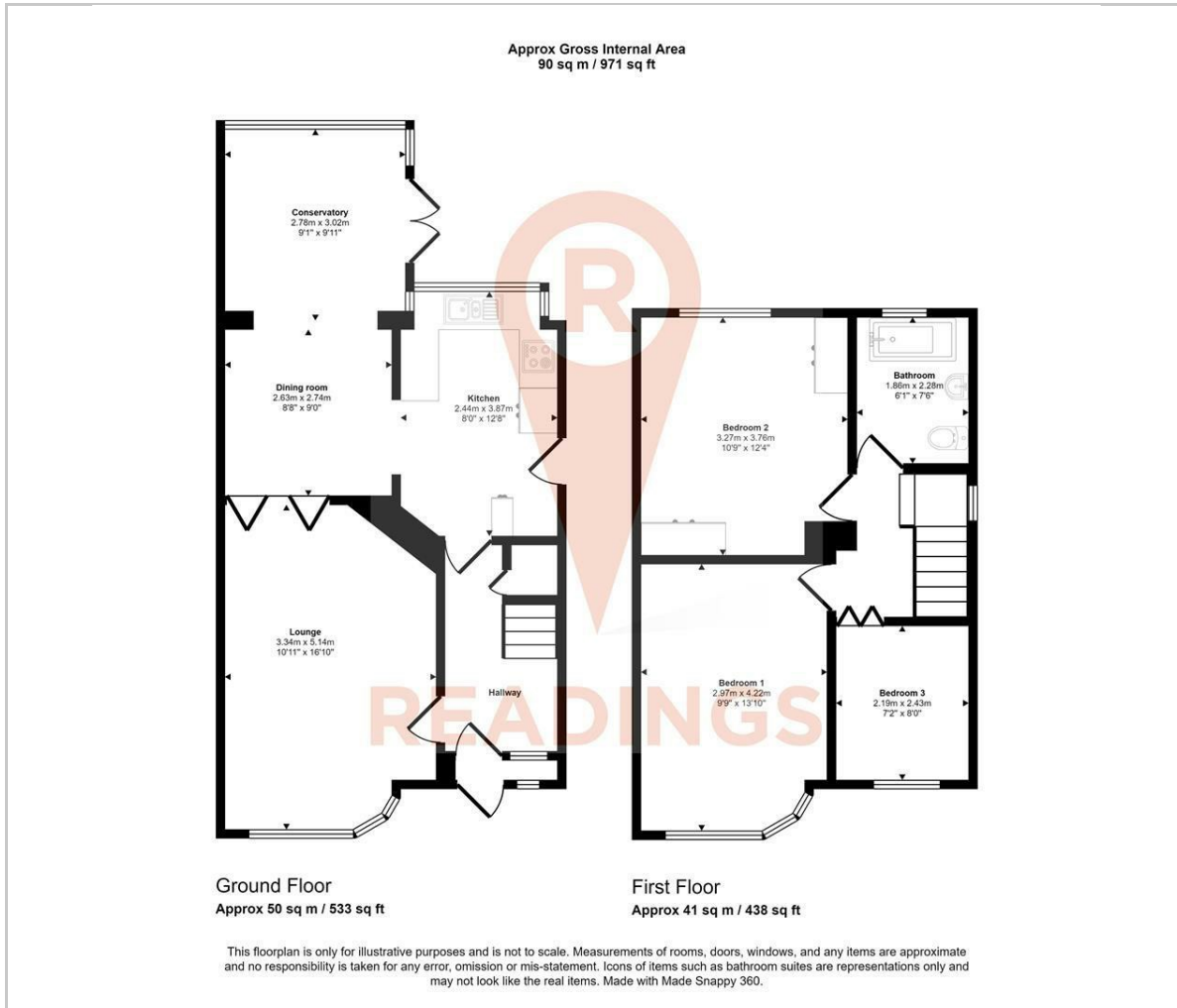
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating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

