



# READINGS

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New Way Road  
Stoneysgate, LE5 5UA

**Price Guide £345,000**



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## New Way Road

Stoneygate, LE5 5UA

Available for purchase with no onward chain, this recently redecorated semi-detached house sits on a spacious corner plot, offering potential for extension, subject to standard permissions. Within the sought-after 'Way Roads' in Evington, this family home features a generous reception hallway, convenient downstairs WC, two reception rooms, kitchen and a utility room on the ground floor. Upstairs, three ample bedrooms and a bathroom with a separate WC. The property has gardens to the front, side, and rear, with potential to create a driveway to the rear for car standing with access from Broadway Road.

### Reception Hall

### Cloaks/WC

### Lounge

12'1" x 14'0" (3.69 x 4.29)

### Dining Room

11'1" x 11'3" (3.39 x 3.43)

### Kitchen

6'10" x 10'2" (2.10 x 3.12)

### Utility Room

9'6" x 6'1" (2.91 x 1.86)

### Landing

### Bedroom One

11'5" x 14'6" (3.48 x 4.43)

### Bedroom Two

11'6" x 11'3" (3.51 x 3.44)

### Bedroom Three

9'4" x 8'4" (2.87 x 2.55)

### Bathroom

6'8" x 6'9" (2.05 x 2.07)

### Separate WC







### Property Information

Tenure: Freehold  
Local Authority: Leicester city  
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: Medium

### 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

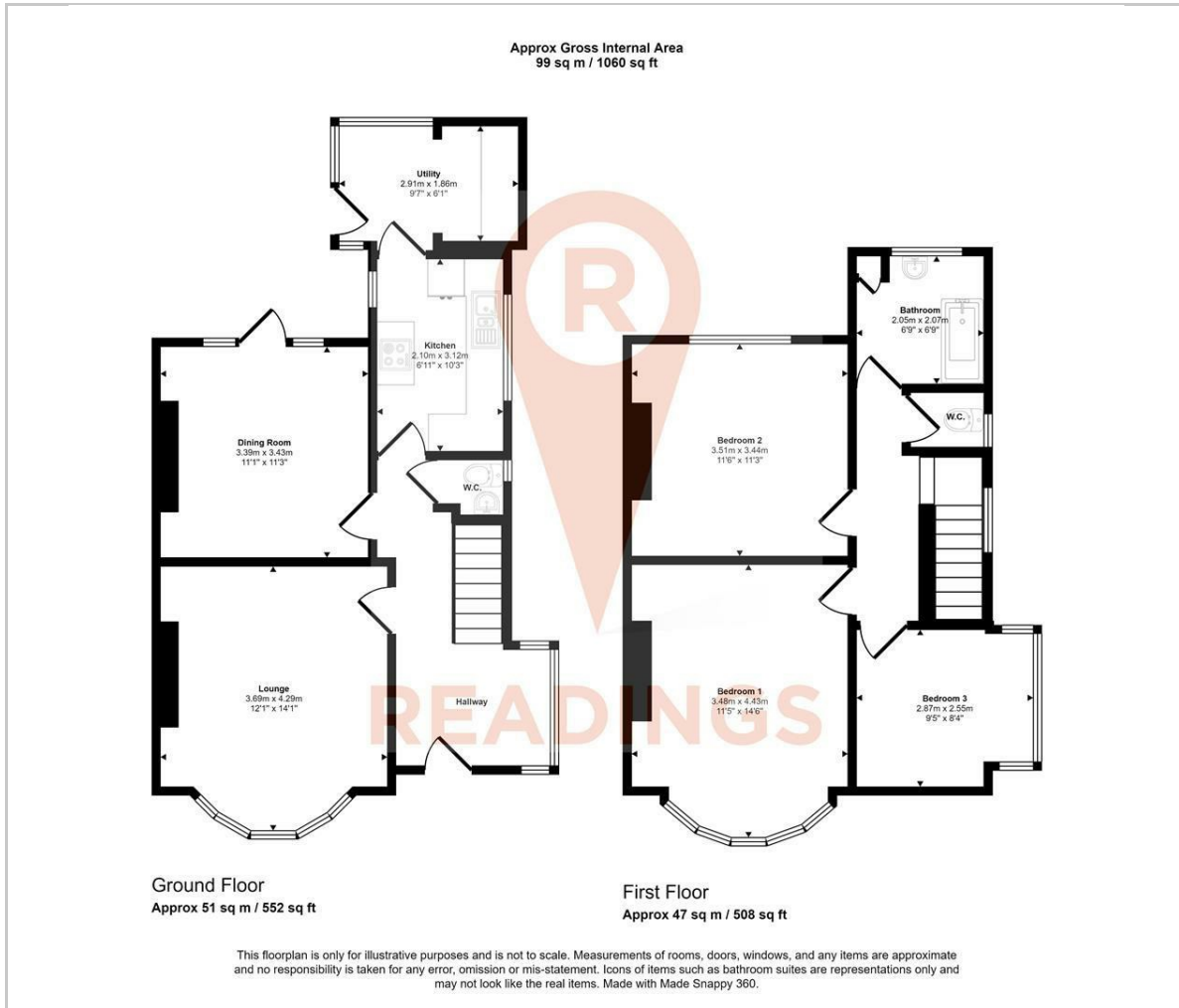
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating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

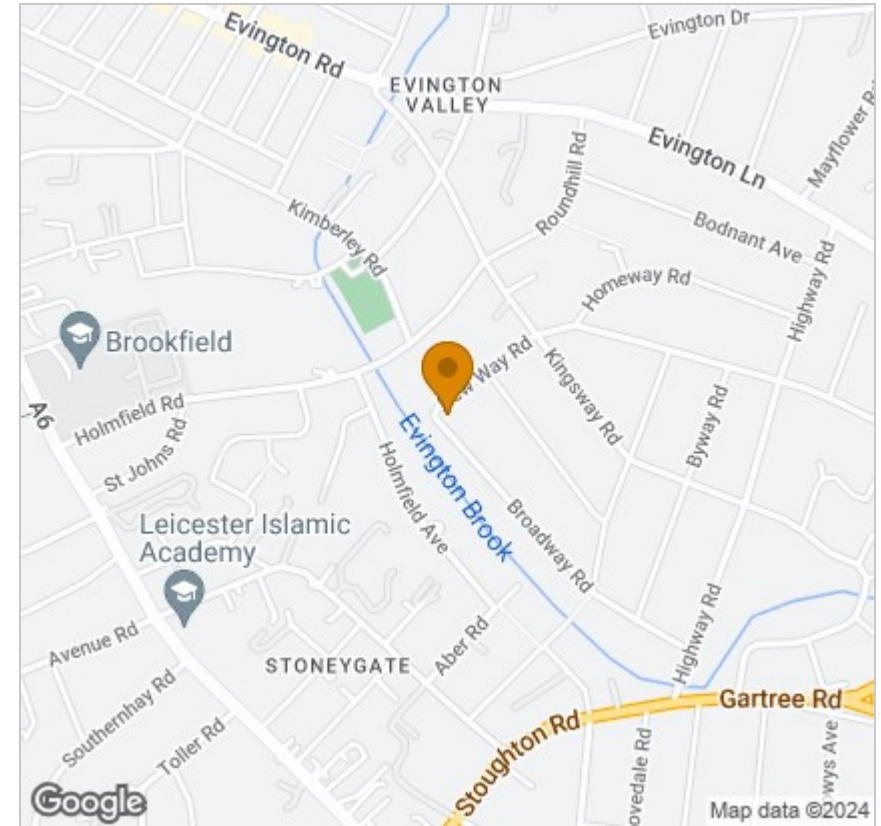
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



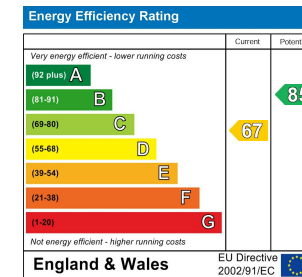
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.