



READINGS

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Leicester Road
Wigston, LE18 1JT

Offers In The Region Of £395,000



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A substantially extended detached bungalow with a large rear garden.

Available for sale in excellent condition, the property features a large driveway with ample parking for multiple vehicles. The gas centrally heated and uPVC double glazed accommodation includes an entrance porch leading to a welcoming hallway with original oak flooring. The spacious lounge, offering garden views, includes a wood-burning stove. The kitchen is well-equipped with plenty of cupboards and work surfaces, and the adjoining dining room also overlooks the rear garden.

The bungalow has a second entrance hall/side lobby, which provides access to a versatile study/multi-purpose room, a utility room, and a shower room. This area would be a great use for people working from home. There are three double bedrooms, one currently used as a second sitting room, and a bathroom with a three-piece suite. The rear garden is a highlight of the property, featuring a patio area, a storage room to the side of the property, lawn, mature trees and shrubs, a vegetable plot, and sheds/summerhouse.

This large detached bungalow, situated on a generous plot and in excellent condition, is sure to attract significant interest.

Porch and entrance hall

Lounge

Kitchen

Dining room

Second entrance hall/lobby

Study/multi purpose room

Utility room

Shower room

Bedroom one

Bedroom two

Bedroom three





Bathroom

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: No risk

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

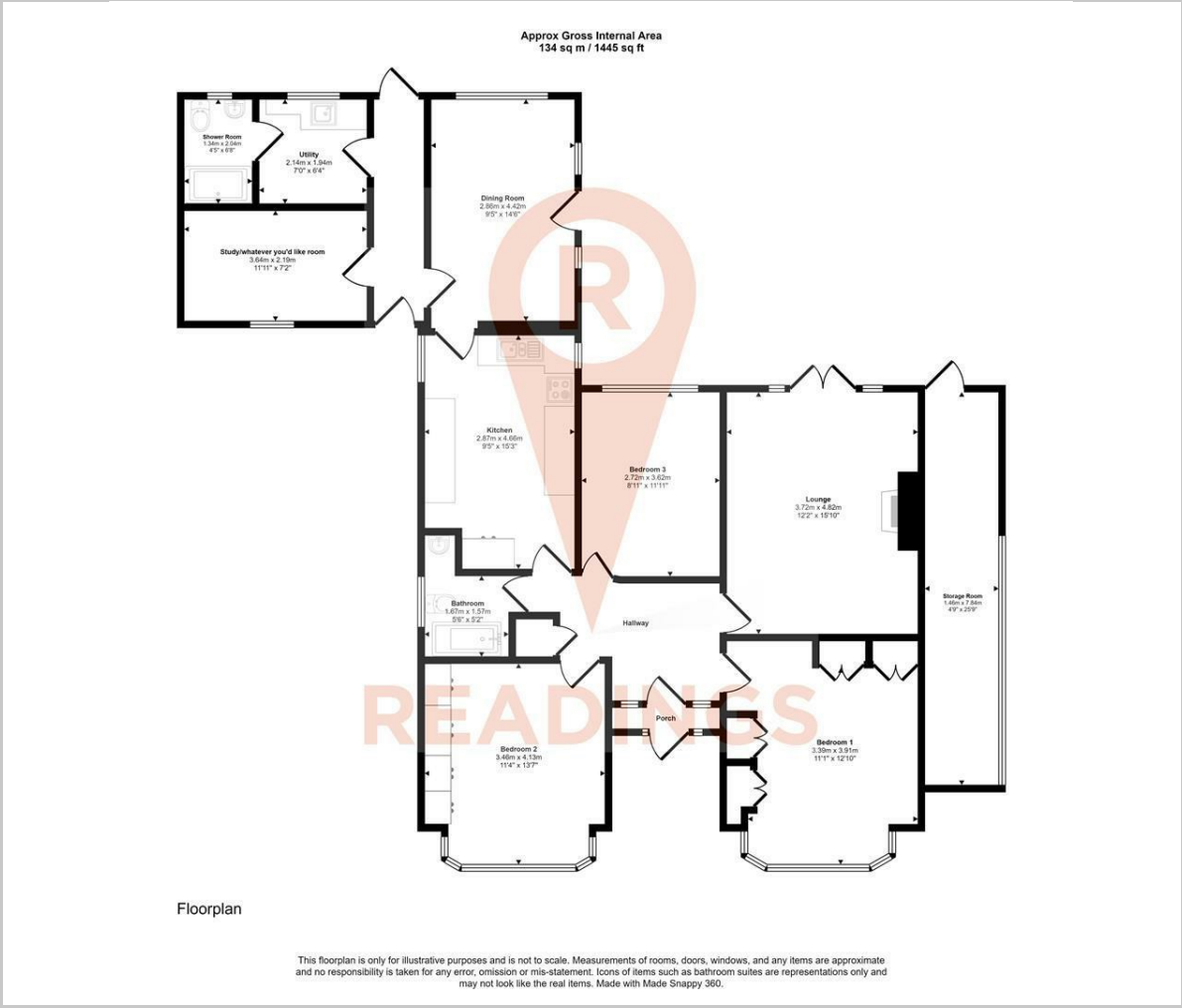
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand).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

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.



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

