



# READINGS

www.readingspropertygroup.com



Horsewell Lane  
Wigston, LE18 2HR

**£325,000**





## Horsewell Lane

, Wigston, LE18 2HR

**\*\*\*OPEN TO OFFERS\*\*\*** Situated on approximately 0.22 acres, this spacious detached bungalow is available for sale with no onward chain. It is accessible via a shared driveway leading to a detached double garage with car standing. The bungalow is set back behind a large front garden. Inside you'll find a porch, hallway, cloaks/wc, a spacious lounge, a breakfast kitchen, and a side lobby that leads to a shower room. There are two double bedrooms, and at the rear, a conservatory with access to a store and another WC. The majority of the garden is located at the front and sides, with a courtyard garden at the rear. This is a rare opportunity to purchase a bungalow on such a large plot in this location.

**Porch**  
8'5" x 3'3" (2.57 x 1.01)

**Lounge**  
11'10" x 24'6" (3.61 x 7.47)

**Hallway**

**Kitchen Diner**  
13'11" x 10'11" (4.25 x 3.34)

**Conservatory**  
24'11" x 10'6" (7.61 x 3.21)

**WC**

**Storage Room**

**Second WC**

**Bedroom One**  
11'10" x 12'6" (3.61 x 3.82)

**Bedroom Two**  
12'5" x 11'3" (3.81 x 3.45)

**Shower Room**  
7'2" x 10'11" (2.19 x 3.33)







### Property Information

Tenure: Freehold. Shared access driveway with rights of way.  
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.

### 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.

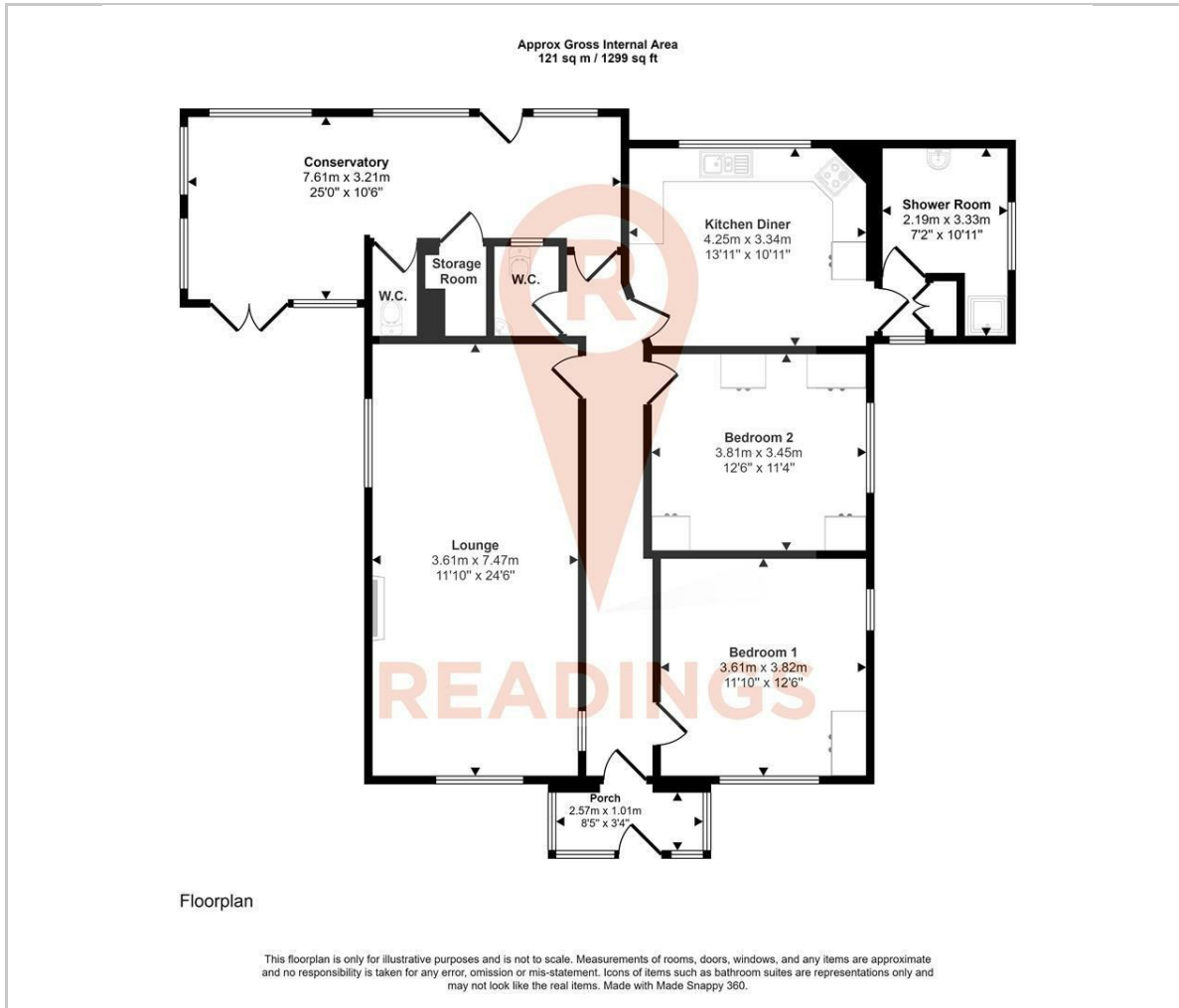
### Anti Money Laundering

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

