



READINGS

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Towles Fields

Burton-On-The-Wolds, Burton-On-The-Wolds, LE12 5TD

£395,000



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Opposite Towles Fields Play Park and with Burton-on-the-Wolds Primary School to the rear, rated Outstanding by Ofsted, this spacious detached house is considered ideal for families. It's been well maintained over the years, but it does need some updating, which is why the asking price is so competitive. The house is set back from the road with a lovely front garden and a driveway that offers parking space along with a single garage. The property features uPVC double glazed windows and gas central heating. Inside, you'll find an entrance porch, a hallway with handy storage cupboards, a downstairs WC, a spacious lounge, a separate dining room, a kitchen, and a utility room. Upstairs, there are three double bedrooms and a bathroom with a four-piece suite. The rear garden is a great size for families. An early viewing is recommended to avoid the disappointment of missing out.

Property Information

Tenure: Freehold

Local Authority: Charnwood

Council Tax Band: E

Type of Construction: Brick

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





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

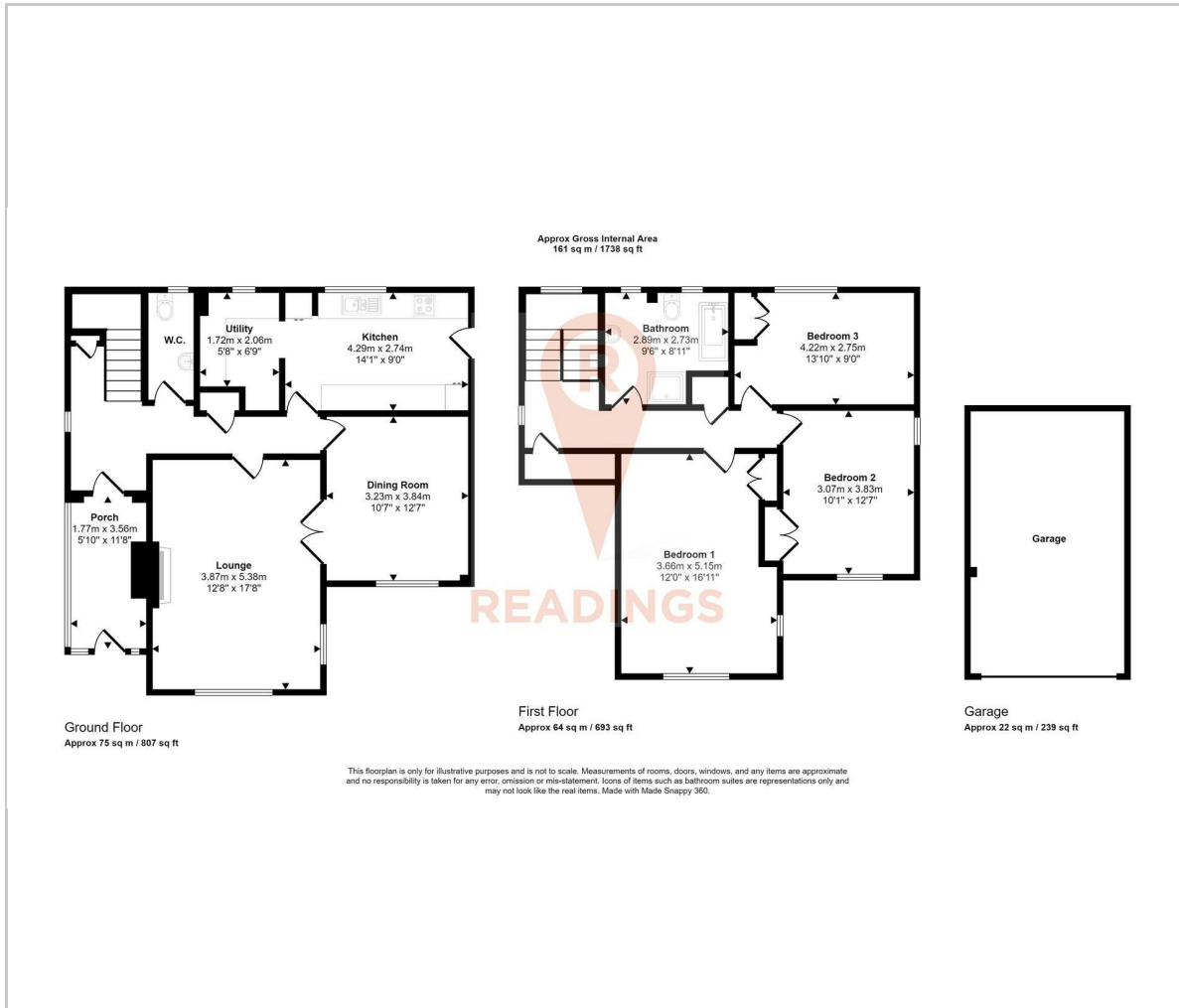
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical 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

