



# READINGS

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Powys Avenue  
Leicester, LE2 2DQ

**Price Guide £650,000**

4 1 3 E



## Powys Avenue

, Leicester, LE2 2DQ

Readings are pleased to offer to the market this handsome detached family home in Oadby on the borders of Stoneygate. Close to the fashionable shopping and recreational facilities of Allandale Road & Francis Street.

A stones throw from Leicestershire Golf Club, Powys Avenue has long been regarded as one of Leicester's premier addresses.

The accomodation flows from an impressive reception hall (with useful storage). There is a formal dining room to the front, an extended living room overlooking the gardens to the rear and a breakfast room adjacent to the kitchen that holds great potential to create a good sized dining kitchen.

On the first floor there is a galleried landing bathed in light from the picture window to the front. There is a study area that could create a fifth bedroom if required. All the bedrooms are of a good size with plenty of storage and there is a splendid period bathroom to complete the first floor.

Outside there are mature well maintained gardens, side pedestrian access and car standing providing access to the garage.

Sold with the benefit of no onward chain, early inspection is highly recommended.

### Reception Hall

### Dining Room

16'0" x 12'7" (4.88m x 3.84m)

### Sitting Room

19'10" x 12'7" (6.05m x 3.85m)

### Breakfast Room

11'3" x 10'3" (3.43m x 3.13m)

### Kitchen

12'10" x 10'2" (3.92m x 3.11m)

### Galleried Landing

### Bedroom 1

12'9" x 12'8" (3.90m x 3.87m)

### Bedroom 2

13'2" x 11'0" (4.02m x 3.36m)







**Bedroom 3**  
12'8" x 9'4" (3.88m x 2.85m)

**Bedroom 4**  
9'7" x 10'0" (2.92m x 3.05m)

**Bathroom**  
10'2" x 8'9" (3.10m x 2.67m)

**Garage**  
17'1" x 10'0" (5.22m x 3.06m)

### Property Information

Tenure: Freehold  
Local Authority: Oadby & Wigston Borough Council  
Council Tax Band: G  
Type of Construction: Traditional  
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: None



### 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.

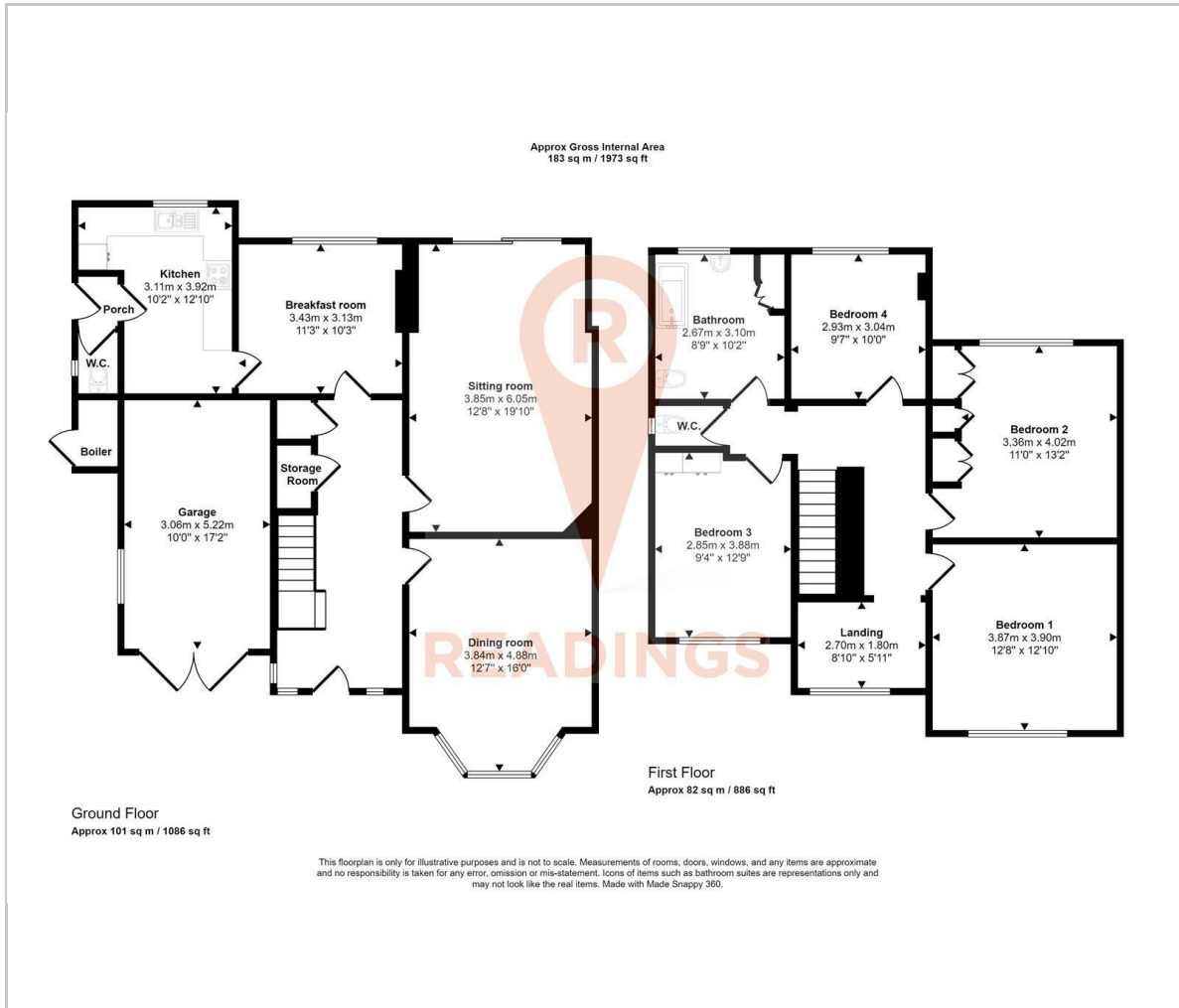
### Tenure

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.





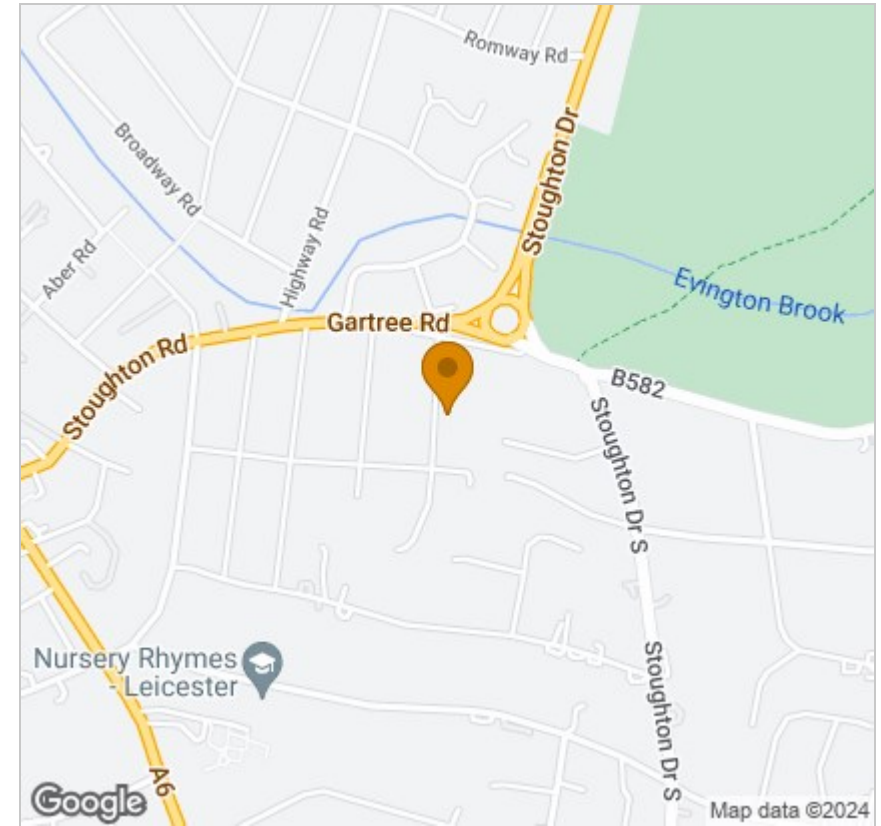
## Floor Plan



## 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

