



# READINGS

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Hidcote Road  
Oadby, Leicester, LE2 5PF

**£475,000**

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## Hidcote Road

Oadby, Leicester, LE2 5PF

This detached house sitting on a prime corner plot in the highly sought-after area of Oadby is bursting with potential. Having been extended to meet the current owners' needs, it's now ready for someone with vision to come in and make it their own.

The spacious layout features an entrance porch, hallway, downstairs WC, a generously sized lounge plus there's a separate sitting room with a staircase leading to a versatile room above — perfect as an extra bedroom or reception room. There's then a kitchen, side lobby with direct access to the garage.

Upstairs, you'll find four good-sized bedrooms and a family bathroom. The home is has gardens to the front, side and rear, a driveway and garage. The size of plot offers room to extend subject to the usual consents. The possibilities are endless!

Offered for sale with no onward chain, this house presents an exciting opportunity for someone to transform it into something truly special. Don't miss out—schedule a viewing today and see for yourself the potential this home has to offer!

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### Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: E

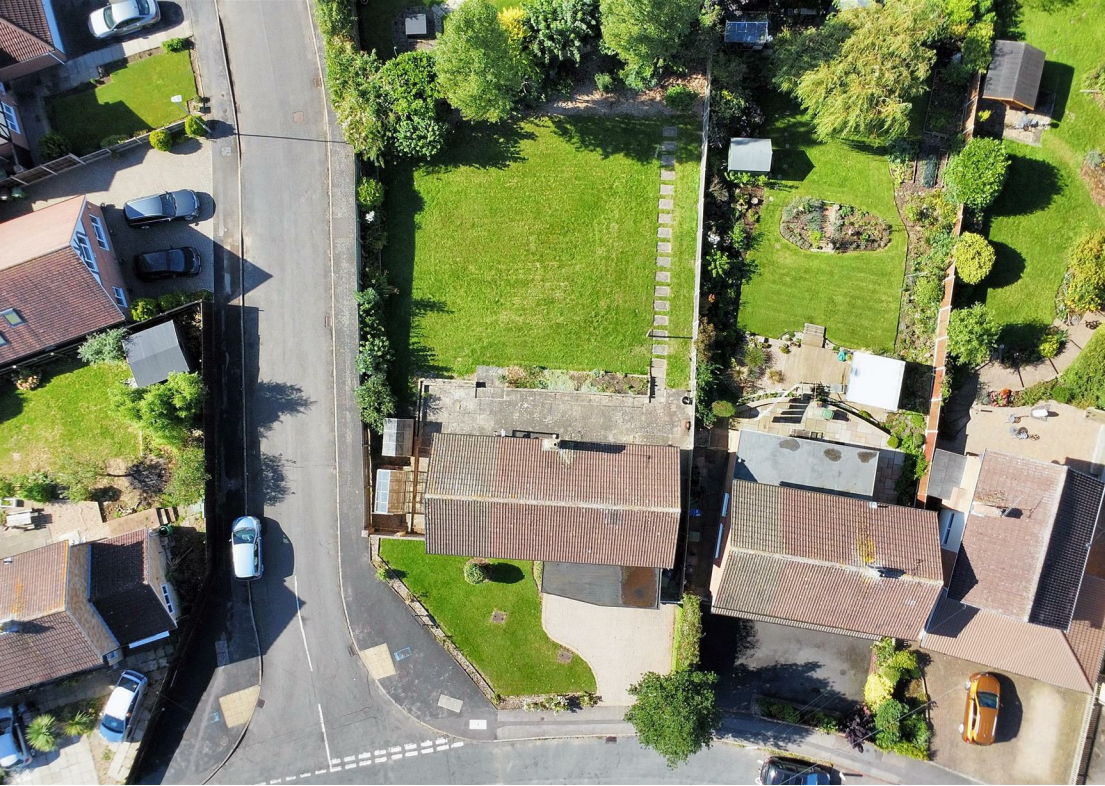
Type of Construction: Brick

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.

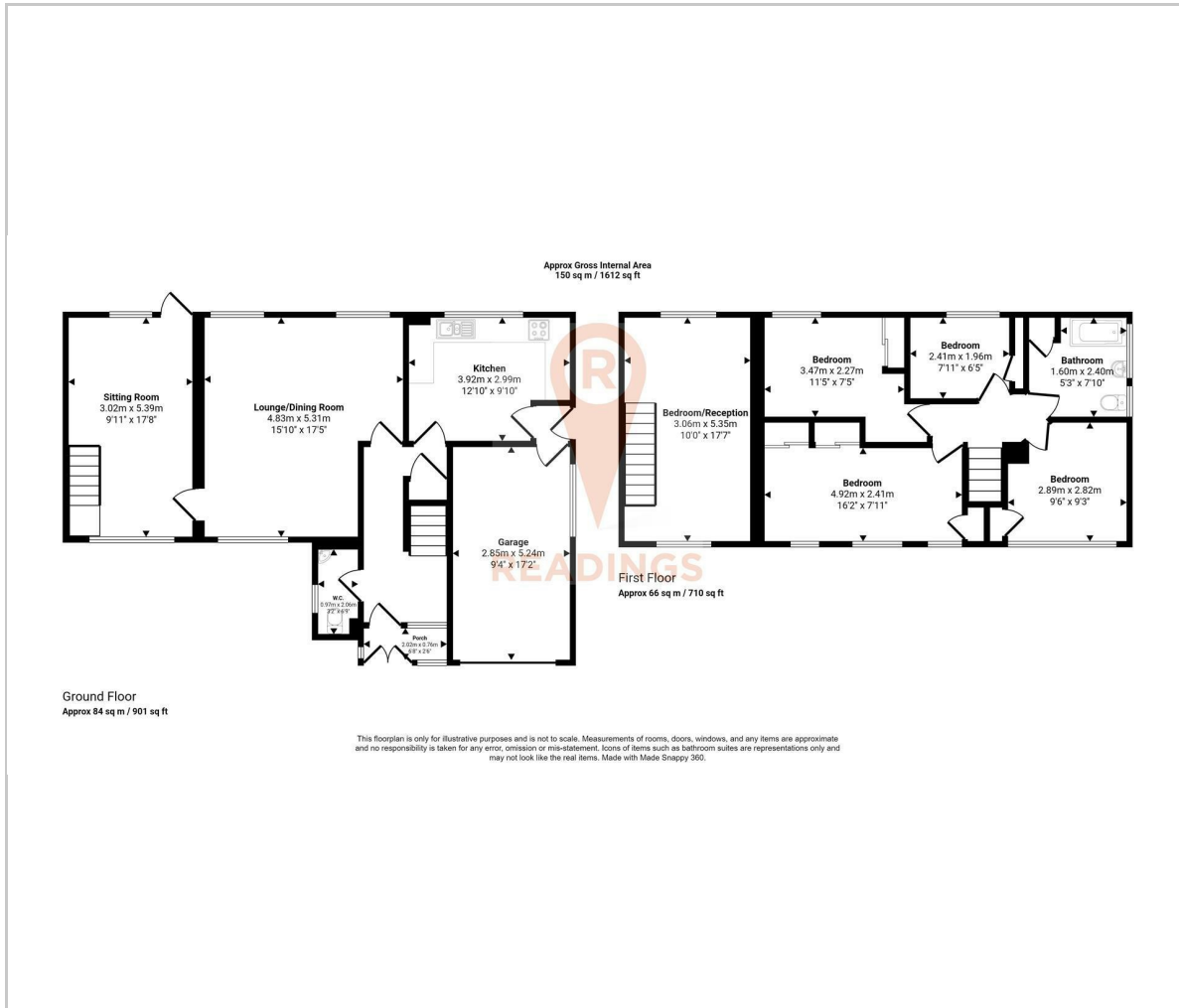
### **Anti Money Laundering**

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.

### **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.

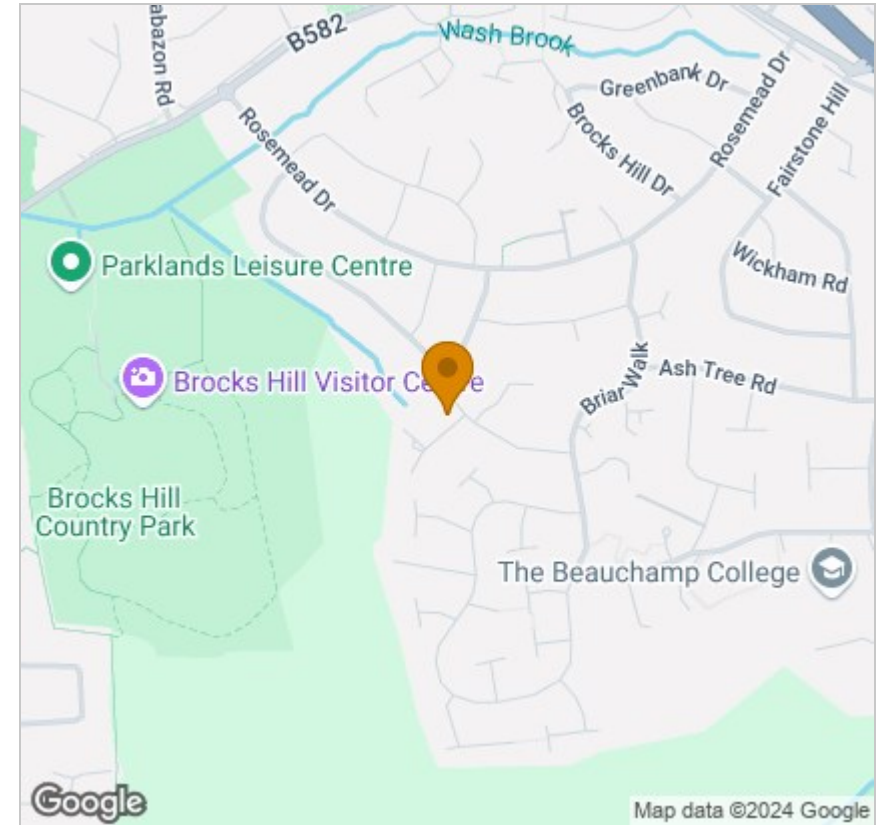
## Floor Plan



## 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

