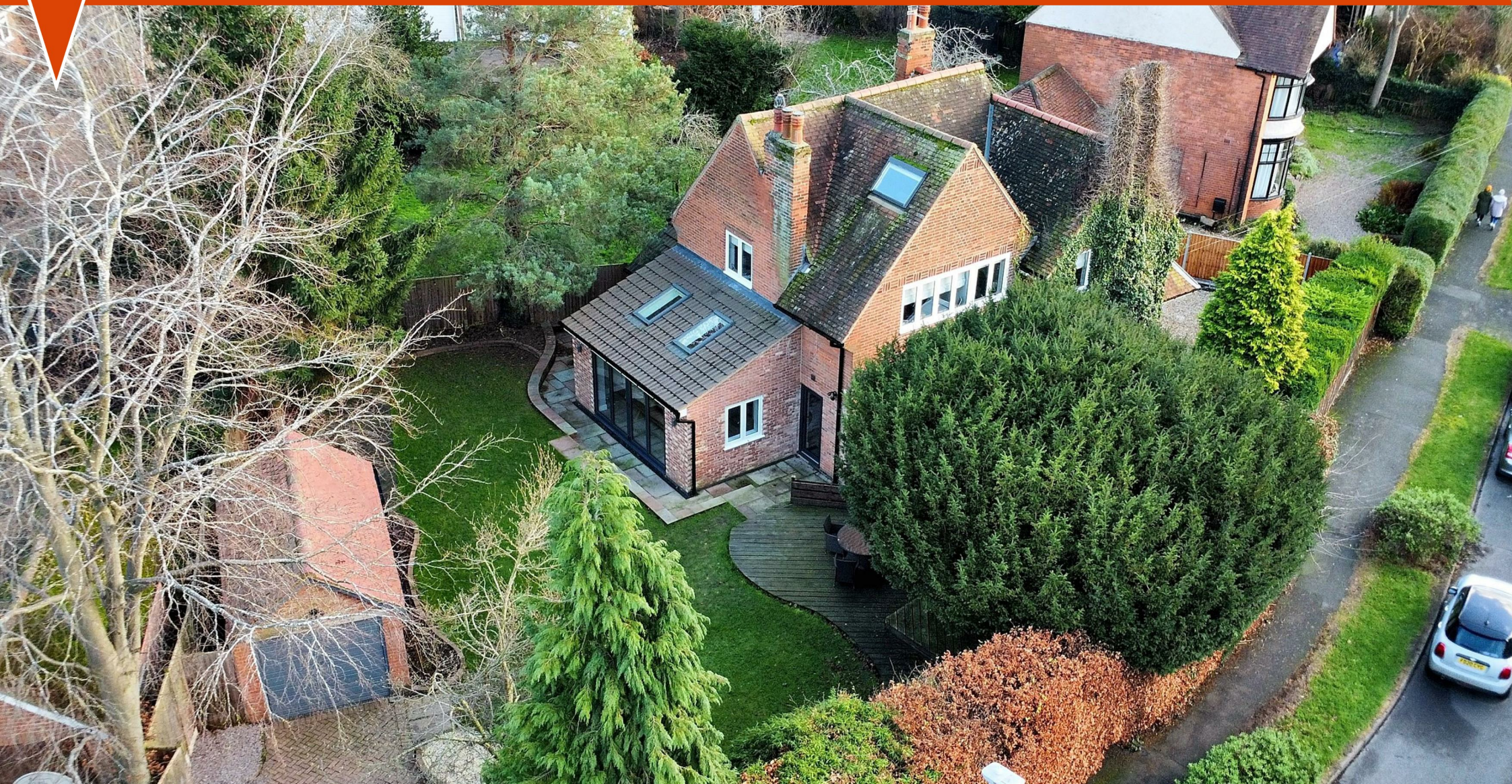




# READINGS

www.readingspropertygroup.com



Abbots Road North  
Leicester, Leicester, LE5 1DD

**£700,000**



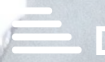
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## Abbots Road North

Leicester, Leicester, LE5 1DD

This stunning traditional detached family home has been beautifully updated by the current owners, blending modern comforts with its original charm. A standout feature is the fabulous kitchen extension, creating a perfect social hub for families to enjoy. With rewiring, a new central heating system and replacement doors and windows, this home is ready to move into and is presented with impeccable style throughout.

Step inside to find a welcoming porch and hallway with elegant oak flooring. The lounge is a cosy retreat, boasting a bay window, bamboo flooring and an attractive fireplace. A second sitting room offers the same delightful features, but the true "wow" moment is the kitchen. It's a showstopper with high-quality units, stunning work surfaces, a central island and bi-folding doors that open onto the garden. Off the kitchen, there's a handy utility room and a sleek ground-floor shower room.

Upstairs, the galleried landing leads to four generously sized double bedrooms and a stylish bathroom with a four-piece suite. There's even a bonus loft space, accessed by a ladder, fully boarded for storage and complete with a Velux window.

Outside, the home is surrounded by gardens on both sides, while the driveway and garage are conveniently accessed via an electric gate. On the sought-after Abbots Road North, just three miles east of Leicester, this location offers excellent access to local schools, the city centre and places of worship.

This is a dream family home in a prime location that's sure to attract plenty of attention. Don't wait – book your viewing today to avoid missing out!







### Property Information

Tenure: Freehold

Local Authority: Leicester city

Council Tax Band: F

Type of Construction: Standard

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

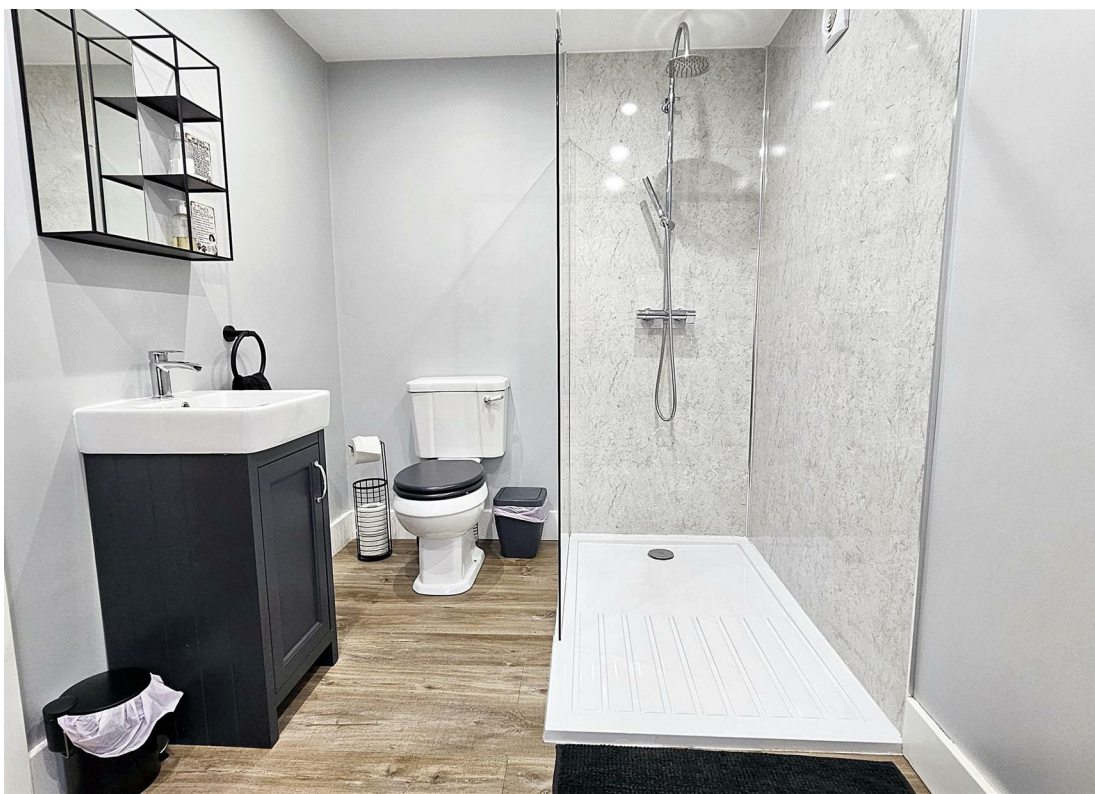
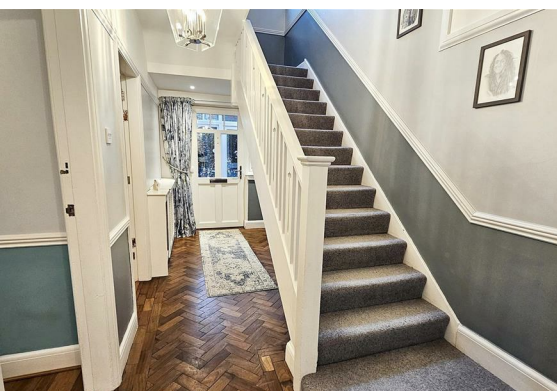
The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems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

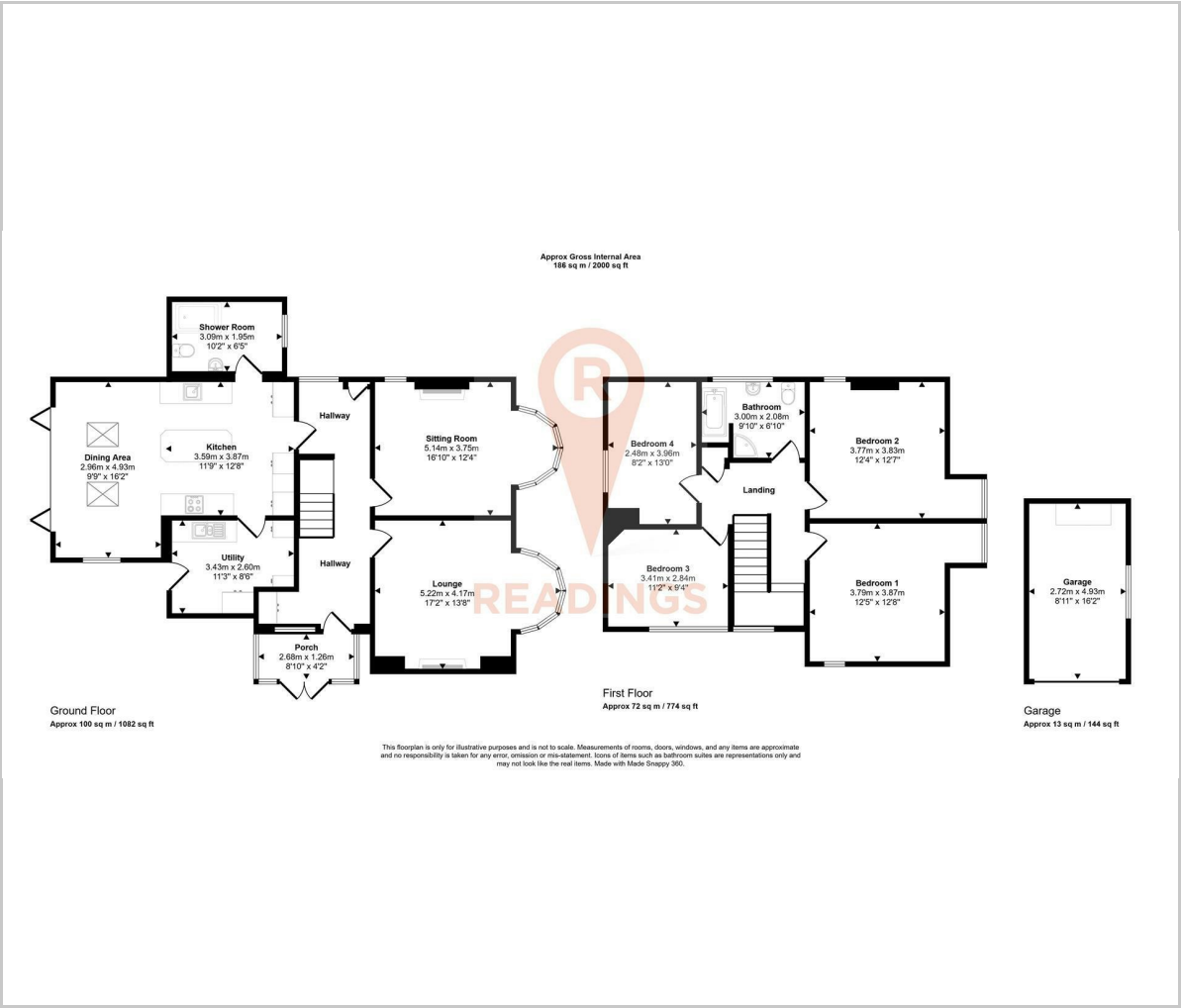
### Anti Money Laundering

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

