



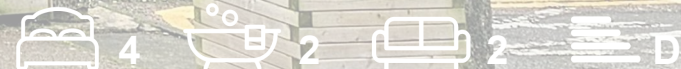
READINGS

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Adderley Road
Leicester, LE2 1WB

Offers Over £325,000



Adderley Road

, Leicester, LE2 1WB

Step into this stunning four-bedroom end-terraced home on Adderley Road, positioned away from the hustle and bustle, this house faces a peaceful pedestrian area with planting to create a nice atmosphere.

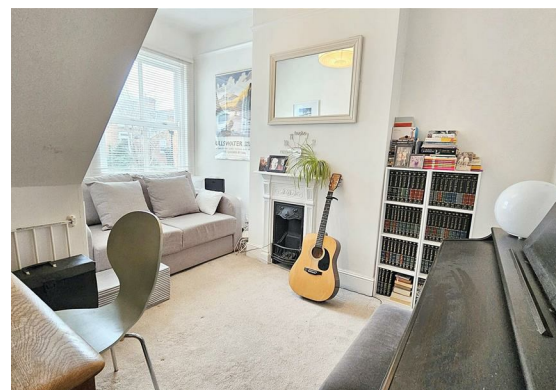
Lovingly refurbished over recent years, the current owners have added a loft conversion, creating a spacious double bedroom with a dressing area and a separate shower room. From the moment you enter the porch, you're welcomed into a stylish lounge complete with a cosy fireplace. There's a mid-lobby with handy storage, a second sitting room at the rear featuring another fireplace and French doors that open out to the garden. The kitchen is a showstopper, having been thoughtfully enlarged to include a dining area with large windows and more French doors leading to the garden. With ample storage, sleek oak worktops, an electric oven, gas hob, integrated appliances and a modern boiler tucked away in its own cupboard.

On the first floor, you'll find three bedrooms, each with its own feature cast iron fireplace, along with a family bathroom. The loft conversion adds the perfect finishing touch.

Outside, the pretty enclosed rear garden is accessible via a gated shared pedestrian pathway. It's a pretty spot and comes complete with a handy shed for storage.

Blending original character with a modern edge, this spacious family home is set in a highly sought-after location. Homes like this don't stay on the market for long—book a viewing today!





Property Information

Tenure: Freehold

Local Authority: Leicester city

Council Tax Band: B

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.

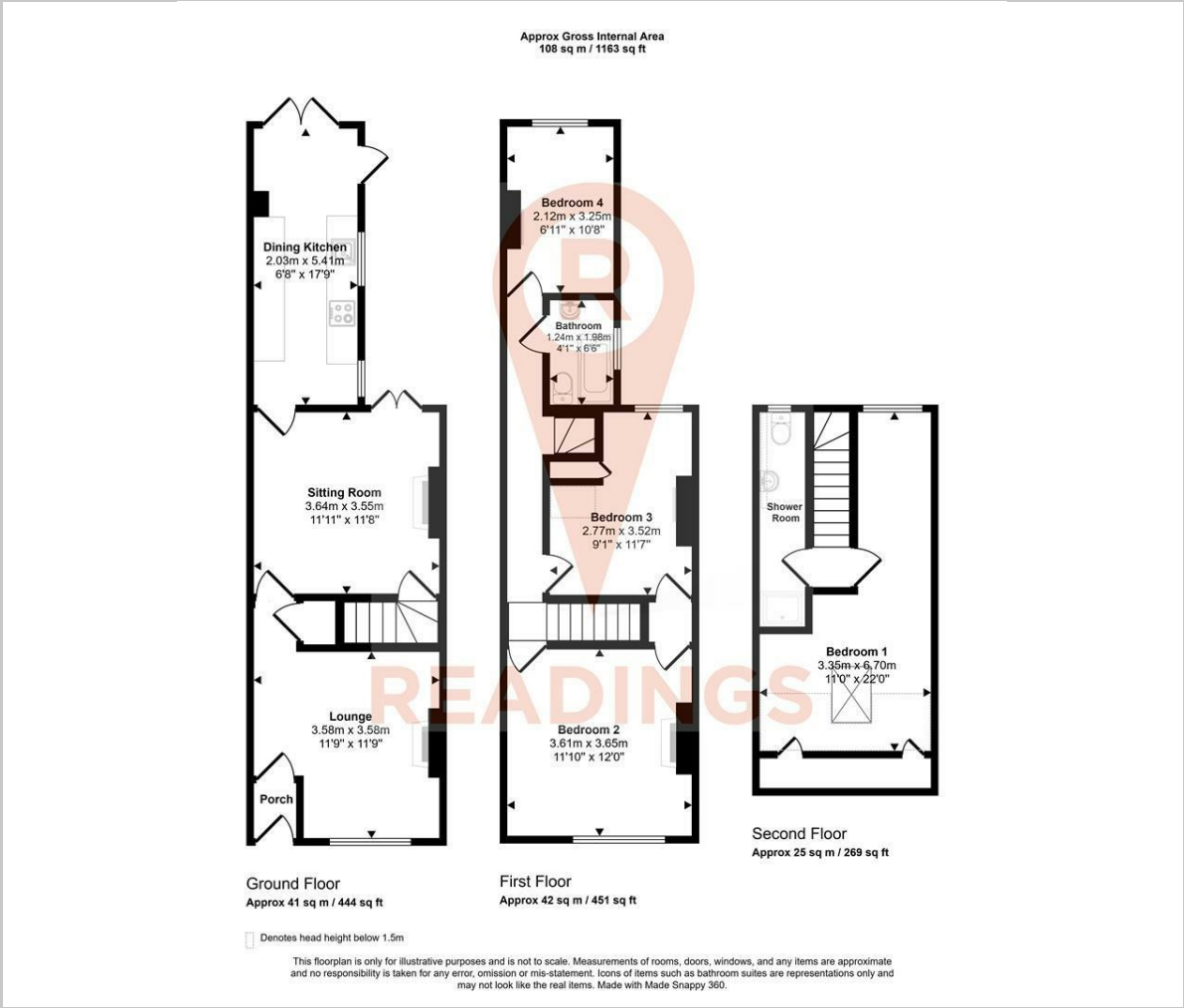
Consumer Protection Legislation

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.

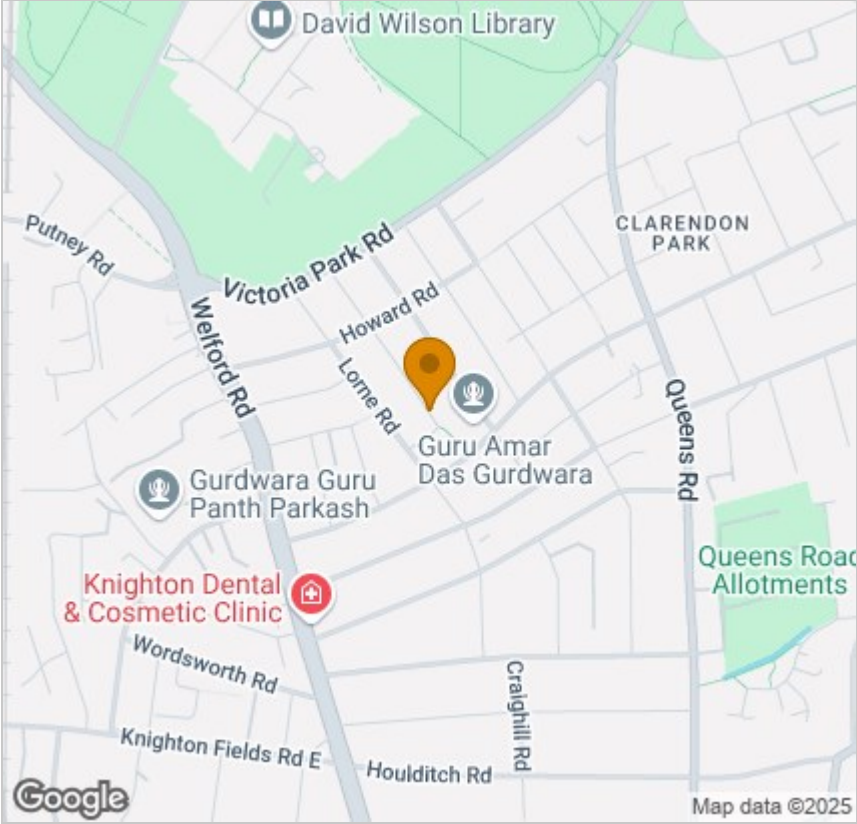
Floor Plan



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

