



# READINGS

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Hereward Drive

Thurnby, Leicester, LE7 9RS

**£315,000**



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## Hereward Drive

Thurnby, Leicester, LE7 9RS

This spacious and well-laid-out detached bungalow is beautifully presented and ready to move into. It's in great condition throughout, featuring uPVC double glazing, a modern boiler and tasteful décor.

The property has a tidy front garden and a generous driveway offering off-road parking. There's also a single integral garage with a handy internal door leading straight into the hallway.

Step inside and you're welcomed by a roomy entrance hall with a useful storage cupboard and loft access. At the front, there's a lovely bright and airy lounge, separate dining room and a kitchen with plenty of cupboard space.

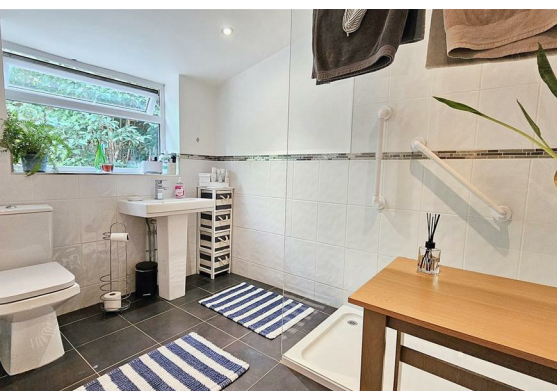
To the rear of the bungalow, the main bedroom is a fantastic size and comes with French doors that open out to the garden—perfect for enjoying a quiet morning coffee. It also has the bonus of a large en suite bathroom. There's a second double bedroom too, along with a family bathroom.

Outside, the rear garden is attractive and low maintenance.

This is a fantastic bungalow that's definitely worth a look—early viewing is strongly recommended to avoid missing out!







## Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: D

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: Very low

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.

## Anti Money Laundering

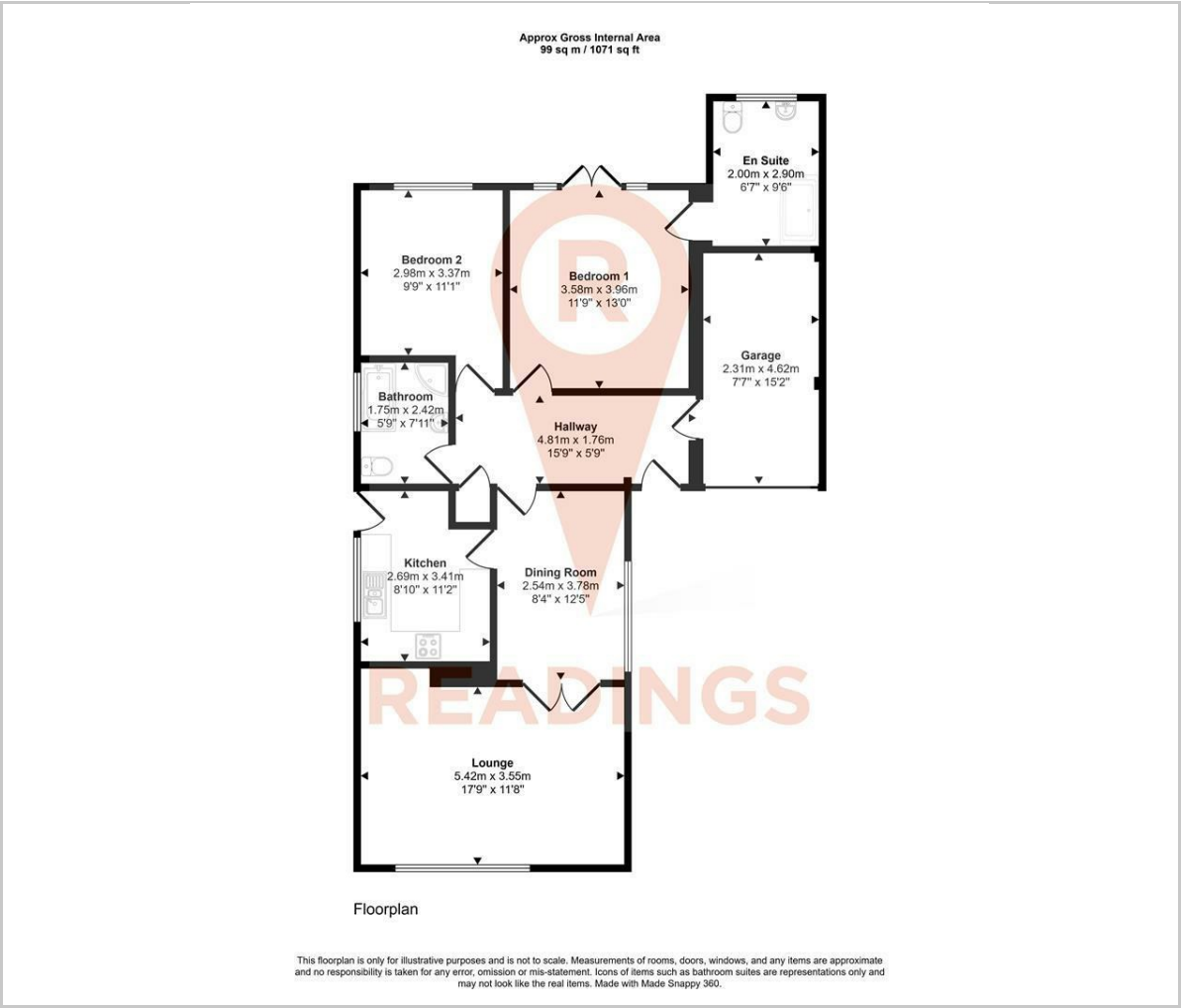
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

## 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.



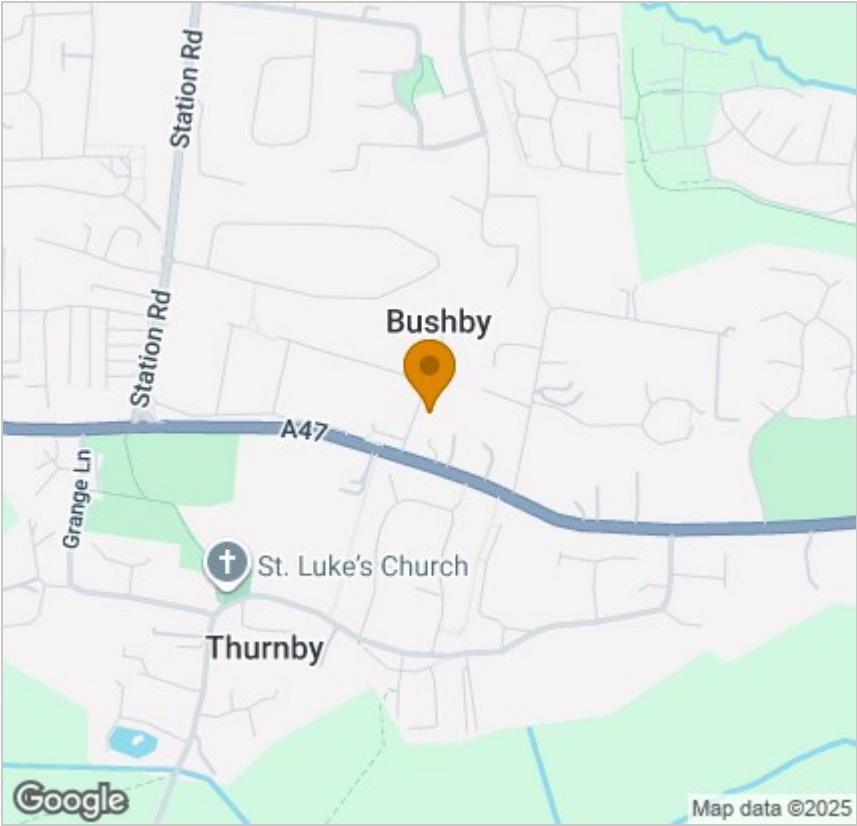
Floor Plan



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

