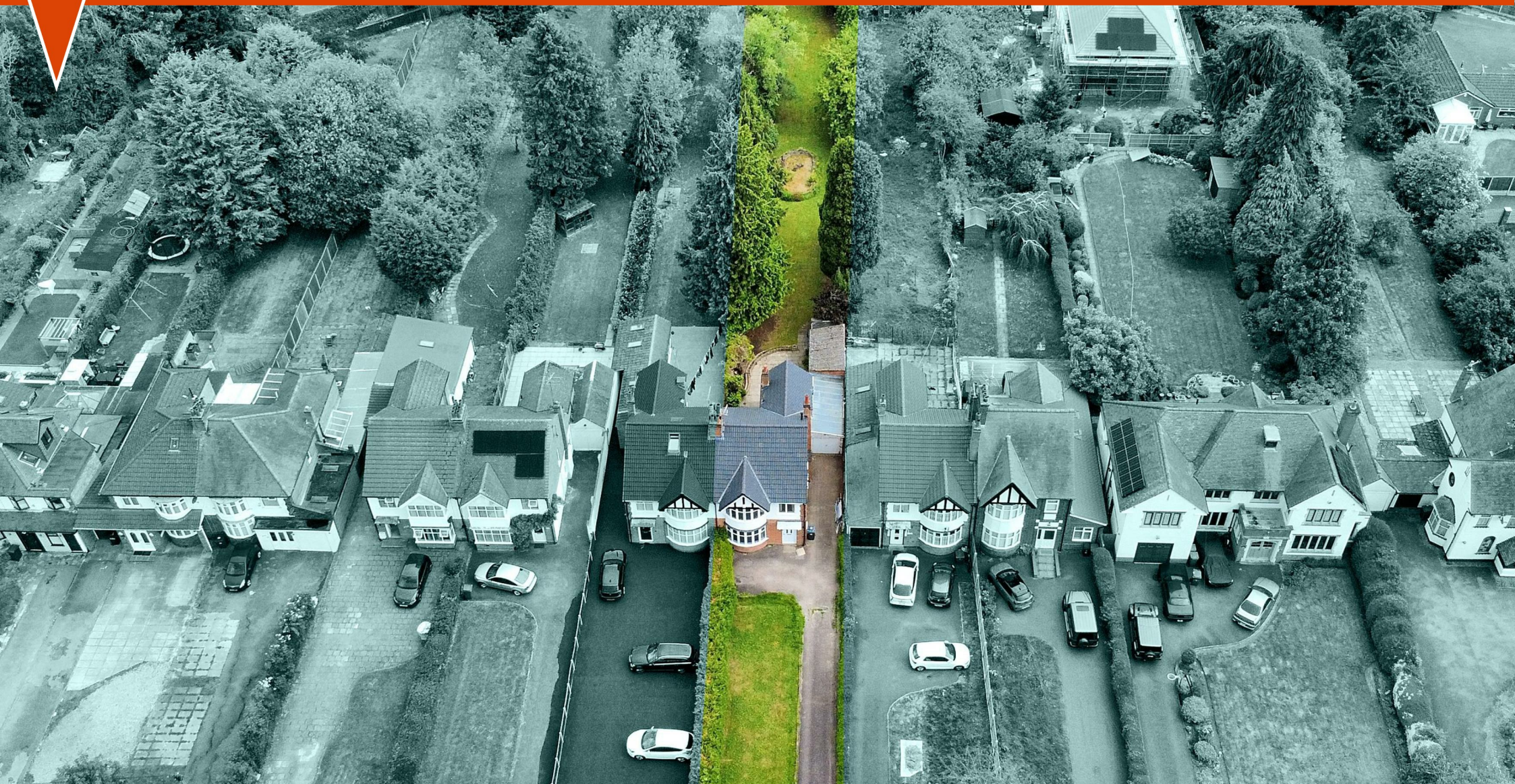




READINGS

www.readingspropertygroup.com



Uppingham Road
Leicester, Leicester, LE5 2BE

£500,000



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Uppingham Road

Leicester, Leicester, LE5 2BE

This traditional four-bedroom semi-detached home is offered for sale with no onward chain and sits on a generous plot—around 0.23 acres in total. It boasts a deep front garden with a long driveway and a fantastic-sized rear garden, perfect for families or anyone who loves outdoor space.

Inside, you're welcomed by an entrance hall featuring a classic black and white Minton tiled floor. The front lounge, complete with an attractive fireplace, flows nicely into the rear dining room, which also has its own characterful fireplace. There's a separate breakfast room and a kitchen that looks out over the garden.

Upstairs, you'll find four good-sized bedrooms and a family bathroom. The property is fitted with uPVC double glazing and gas central heating, plus it benefits from a recently replaced roof.

Outside, in addition to the long driveway, there's a single garage to the side of the house and an extra garage/workshop space beyond that.

This is a fantastic opportunity to secure a spacious family home on a large plot—early viewing is definitely recommended!





Property Information

Tenure: Freehold

Local Authority: Leicester City

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

Annual Estate Management Charge If

Applicable: n/a

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.

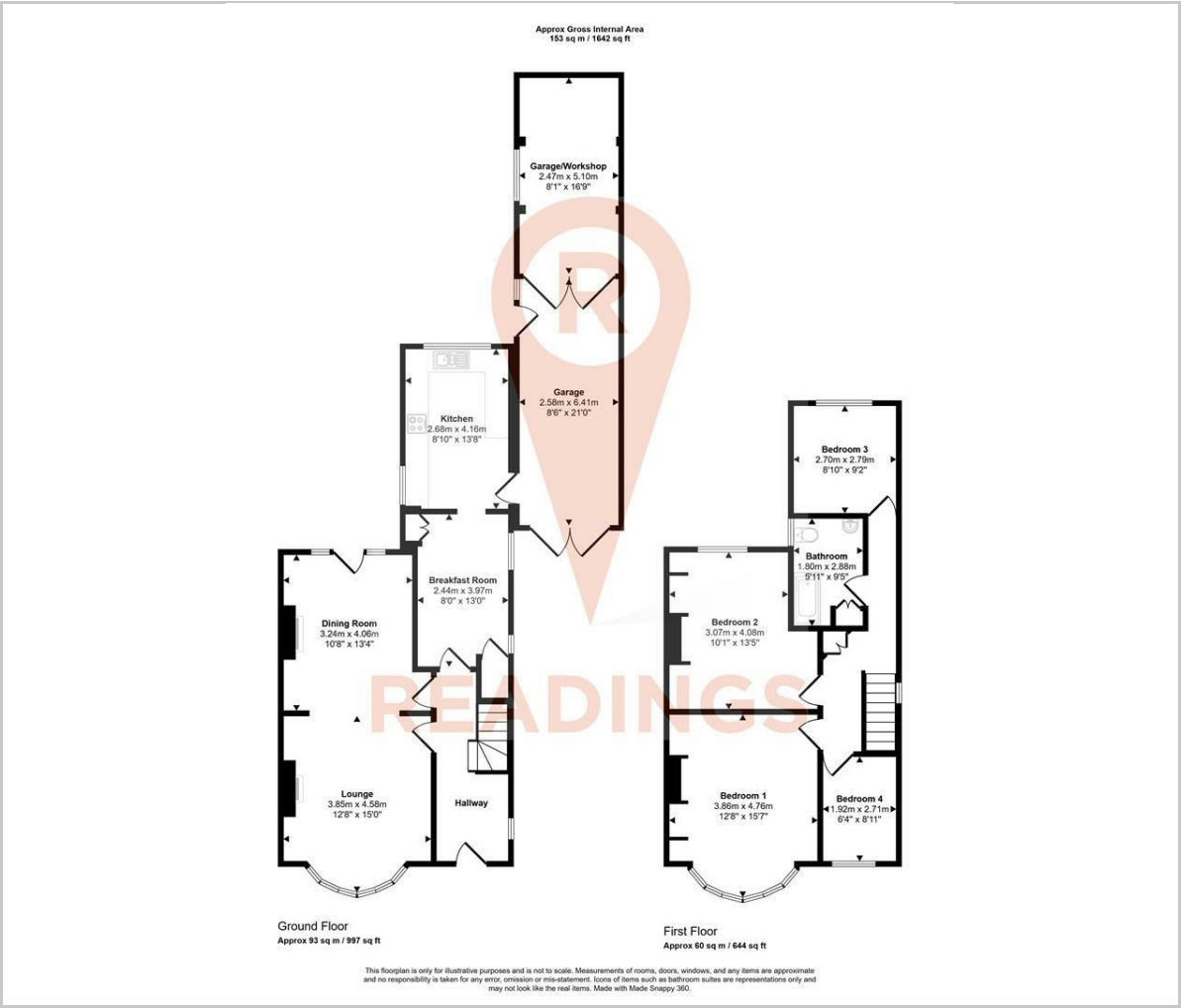
Consumer Protection Legislation

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.

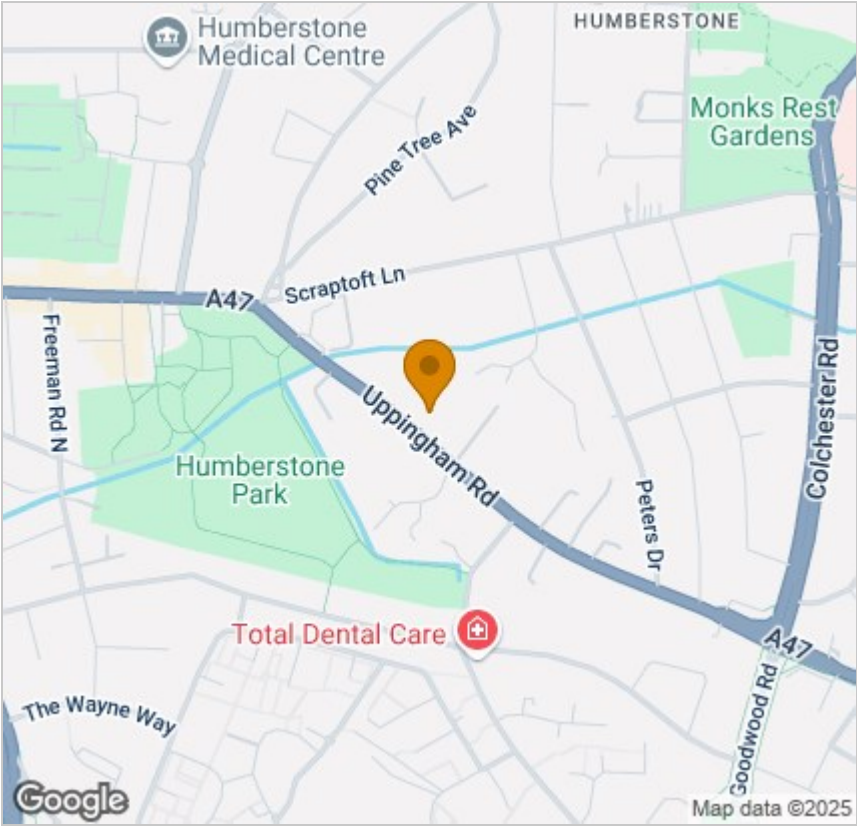
Floor Plan



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

