



READINGS

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Northcote Road
Knighton, Leicester, LE2 3FJ

£450,000



4



2



2



E

Northcote Road

Knighton, Leicester, LE2 3FJ

Available with no onward chain, this extended semi-detached family home offers plenty of space across two floors. Step inside and you're greeted by a warm, welcoming hallway with beautiful stained glass leaded window and an attractive wooden floor.

At the front, there's a large lounge with a bay window and fireplace, while the rear sitting room also features a bay window and opens directly onto the garden. You'll also find a breakfast room, kitchen, a handy ground floor shower room and access to the garage.

Upstairs, a spacious landing (with access to a boarded loft) leads to four well proportioned bedrooms, along with a bathroom and separate WC.

Outside, there's a block-paved driveway at the front and a gated side entrance that takes you through to a large, mature rear garden with both patio and lawn areas.

While the house would benefit from updating, it's been priced with that in mind. Early viewing is highly recommended—this characterful home is in a highly sought-after location and won't stay on the market for long.

Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: E

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

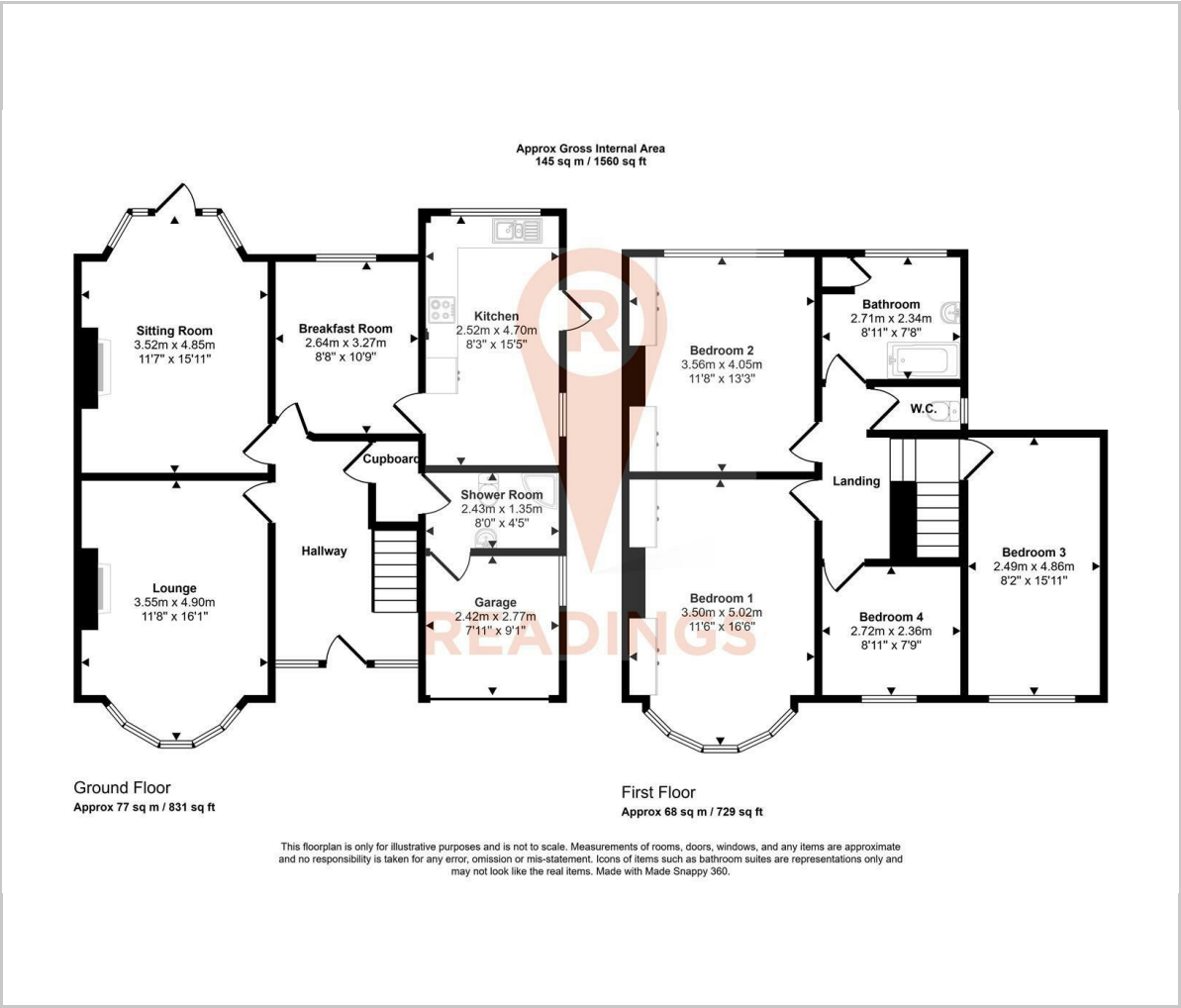
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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.



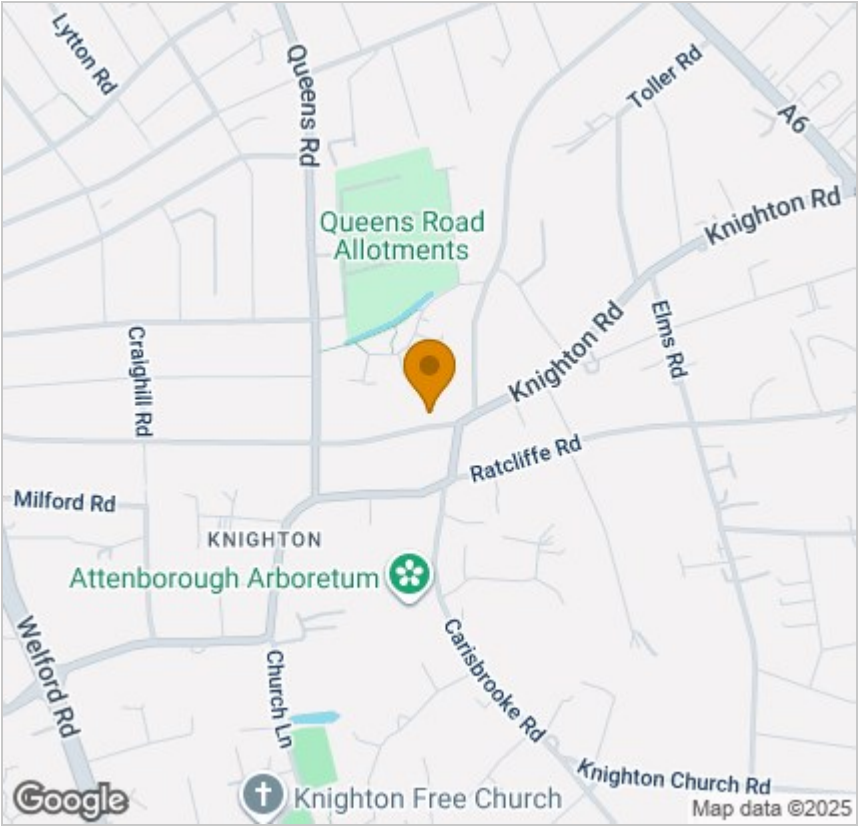
Floor Plan



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

