



READINGS

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Uppingham Road
Evington, Evington, LE5 6QA

No Onward Chain £650,000



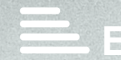
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Uppingham Road

Evington, Evington, LE5 6QA

Offered for sale with no onward chain, this spacious detached family home sits on a generous plot of around 0.18 acres, in a highly sought-after spot along Uppingham Road. Tucked away on a slip road with a lovely green space at the front, it's the perfect setting for families who want plenty of room, a big garden and access to well-regarded schools.

Inside, you'll find a welcoming porch and hallway, a handy downstairs WC, a bright open-plan lounge and dining room. The breakfast kitchen is a great size, complemented by a useful utility room, while to the rear there's a games room/sitting room that looks out over the garden.

Upstairs offers five bedrooms, one with an open-plan en suite shower cubicle. Three of the bedrooms have fitted wardrobes and there's also a stylish modern family bathroom. Outside, the front provides ample driveway parking along with an integral garage fitted with an electric roller door. The rear garden is an impressive size—perfect for children to play and families to relax and enjoy.

All in all, this is an excellent family home in a fantastic location, ready to move straight into. Early viewing is highly recommended to avoid missing out!





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: None

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

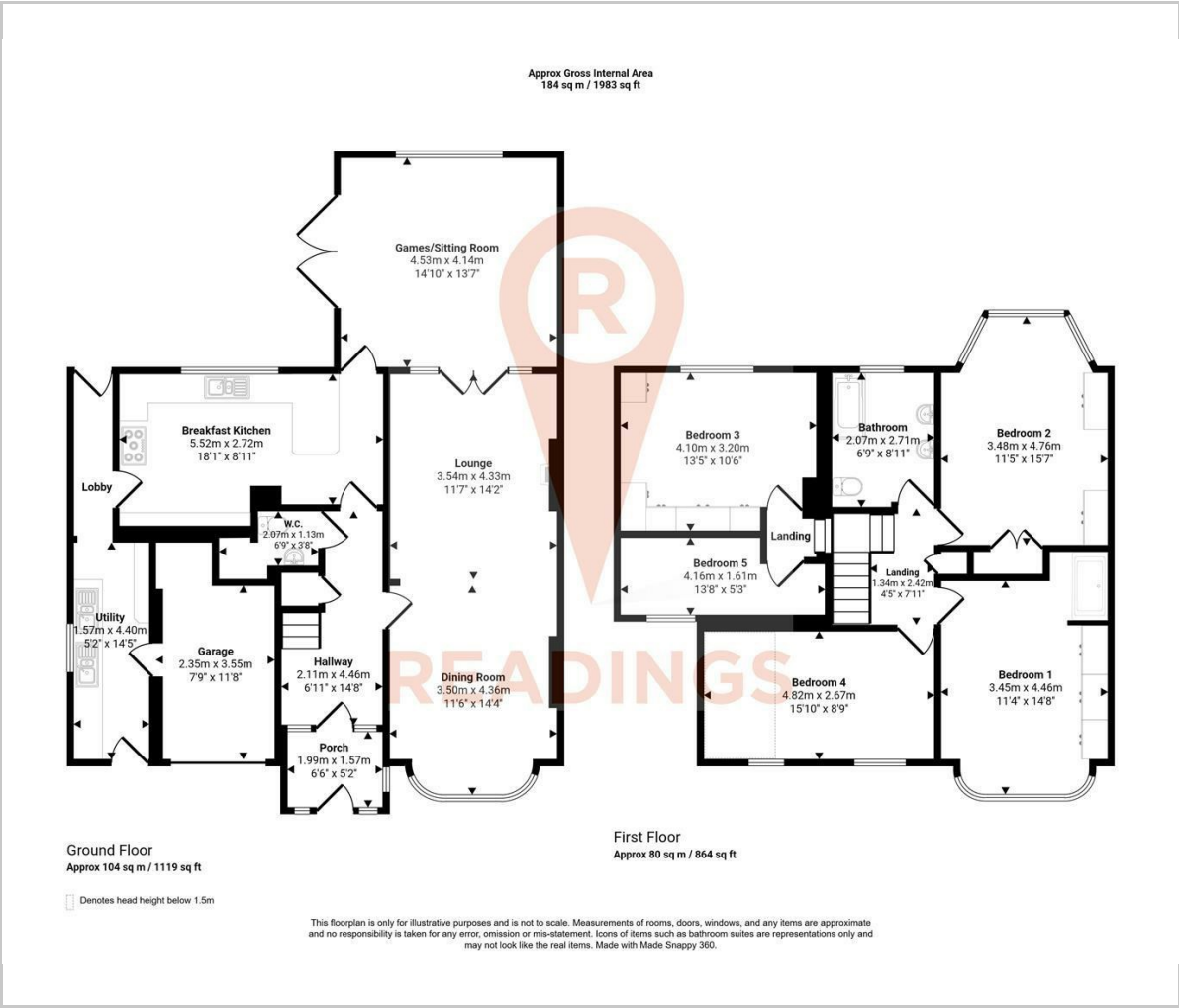
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating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

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

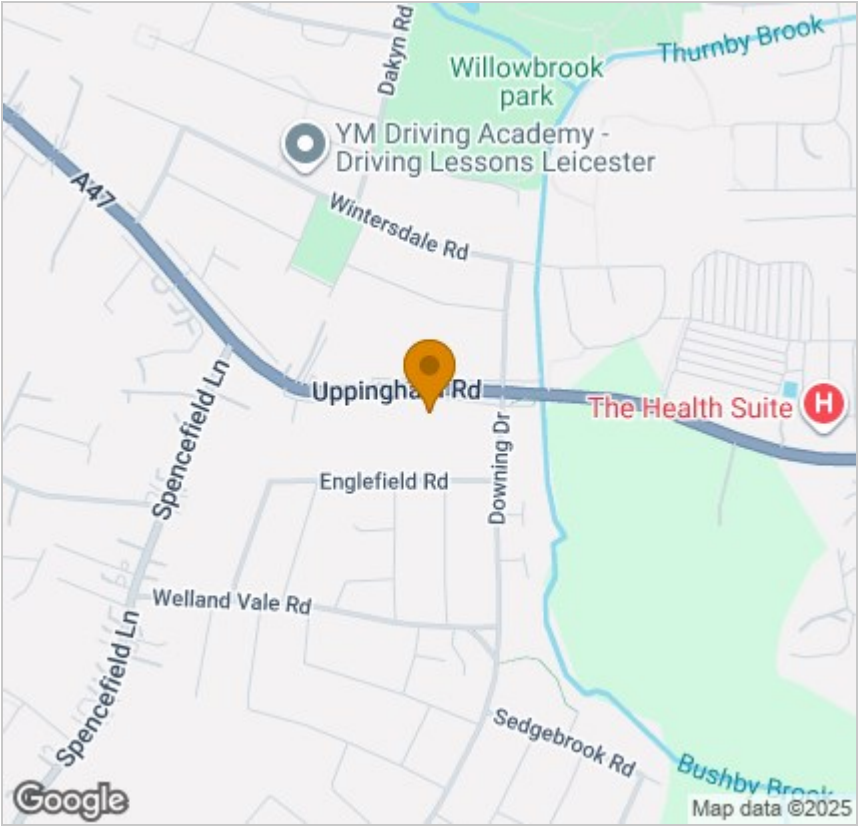
Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

