



# READINGS

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Shanklin Drive  
South Knighton, Leicester, LE2 3QE

**£550,000**



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## Shanklin Drive

South Knighton, Leicester, LE2 3QE

Sitting on a generous plot of around 0.2 acres, this significantly extended home has loads of potential to become a fantastic family space. While it does need updating, the price reflects the work required, making it a great opportunity for the right buyer.

Outside, there's a front garden, driveway and a garage. Step inside and you'll find an entrance porch and hallway, downstairs WC, spacious lounge, separate dining room and a breakfast kitchen.

Upstairs, there are four double bedrooms along with a bathroom and a separate WC. At the back, there's a patio area with steps leading down to a large, established garden filled with mature trees and shrubs.

Located in a sought-after area, this home is sure to generate a lot of interest. No chain.

### Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: F

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.

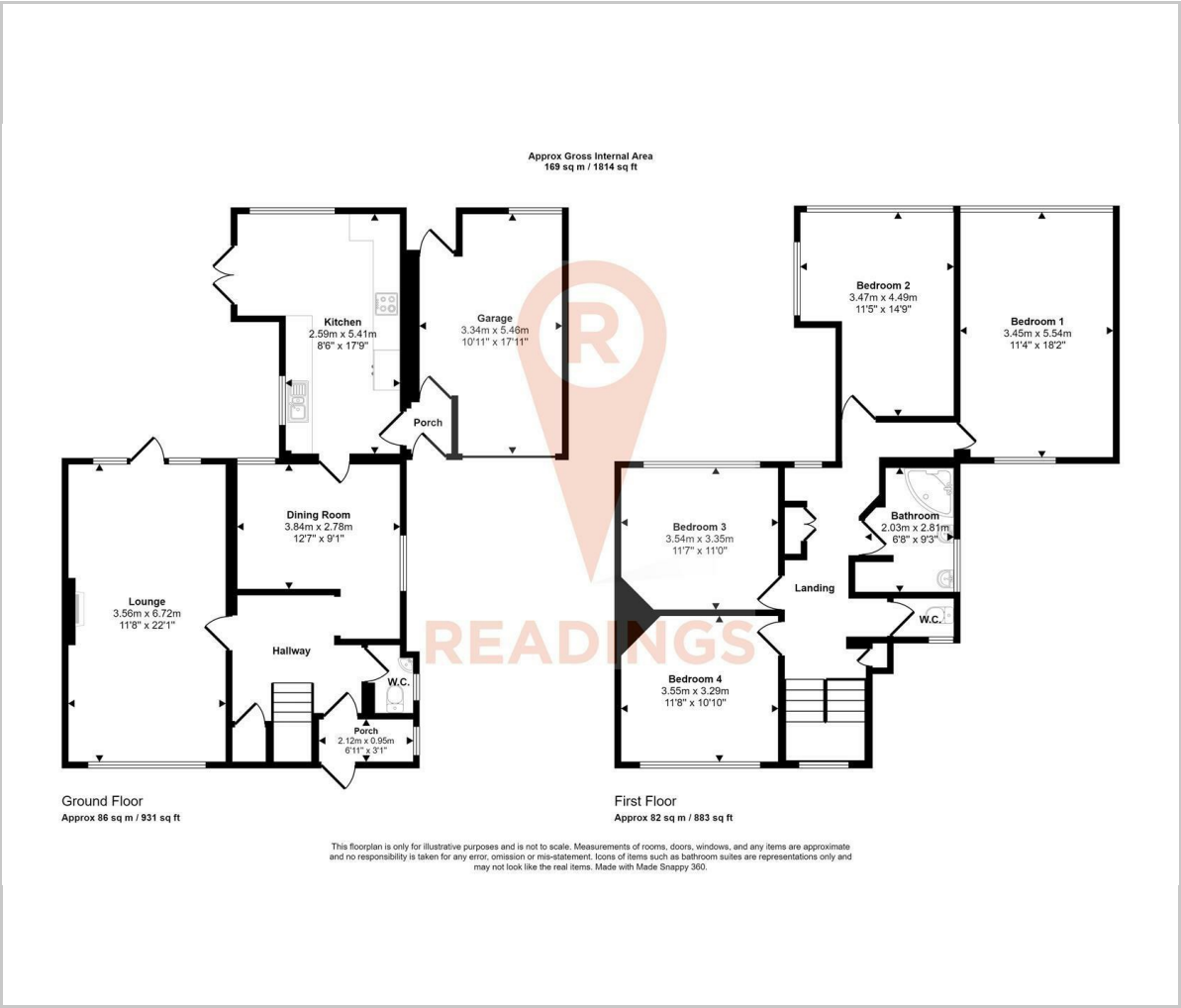
### Anti Money Laundering

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.



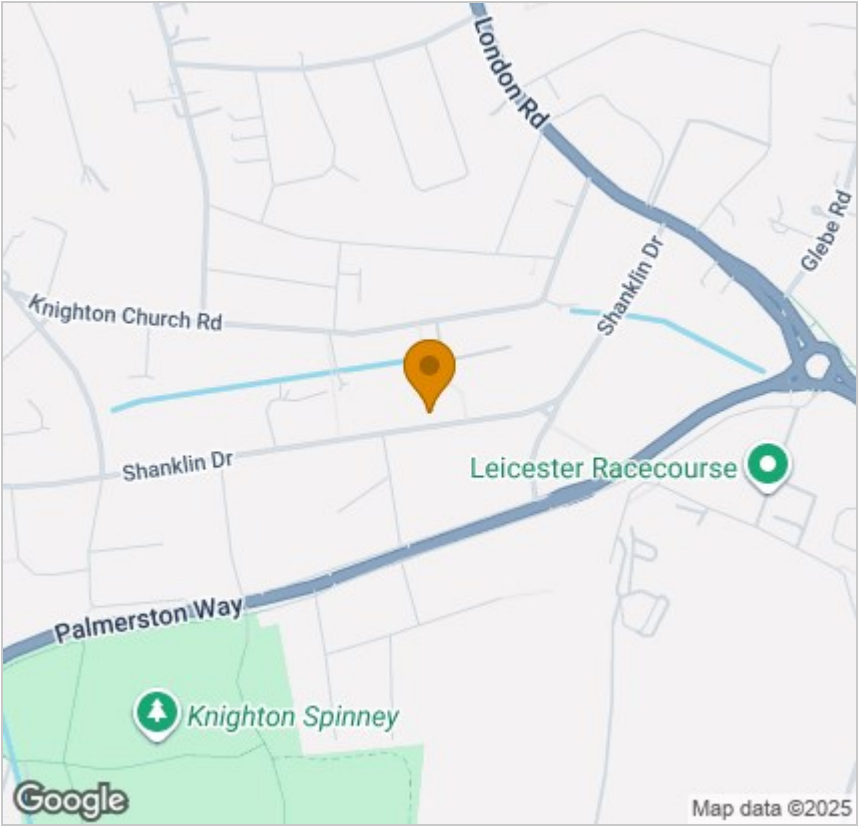
Floor Plan



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

