



# READINGS

[www.readingspropertygroup.com](http://www.readingspropertygroup.com)



Brook Road  
Leicester, Leicester, LE5 2HD

**£415,000**



# Brook Road

Leicester, Leicester, LE5 2HD

Offered for sale with no onward chain, this substantial traditional detached home sits on a generous plot with ample parking and a garden at the front and a large garden at the back.

Inside, you're welcomed by a porch and hallway with a lovely wooden floor, a handy under-stairs cupboard and a downstairs WC. There are two spacious reception rooms and a kitchen.

Off the kitchen, there's a side lobby leading to a store room and separate toilet, plus there's a sectional garage to the side of the property.

Upstairs, you'll find two double bedrooms, a single bedroom and a large shower room.

The house benefits from mostly uPVC double glazing and gas central heating from a modern boiler.

The rear garden is a real highlight – spacious, well laid out and perfect for families.

Located in a popular area, this lovely home is definitely worth viewing early 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.

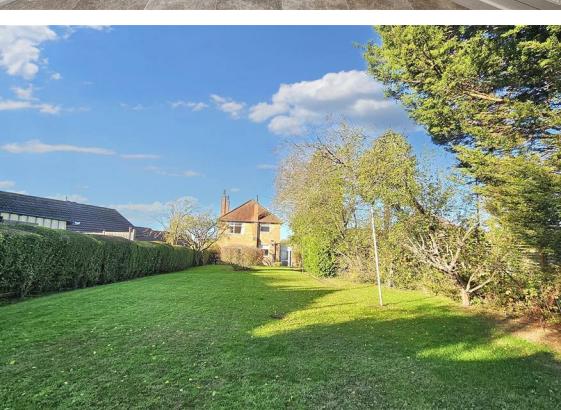
Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

Annual Estate Management Charge If Applicable: n/a

The property is being sold 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

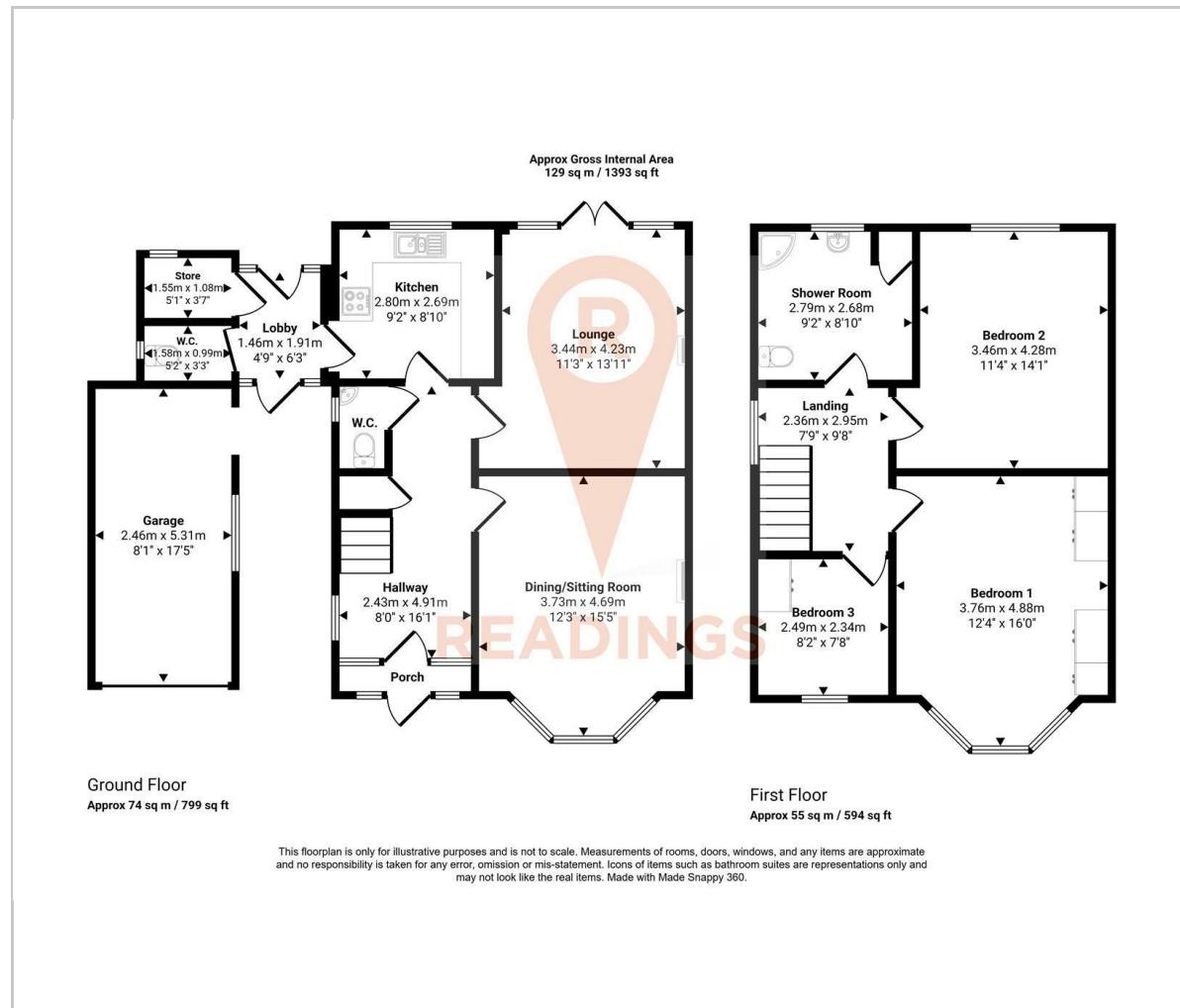
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating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

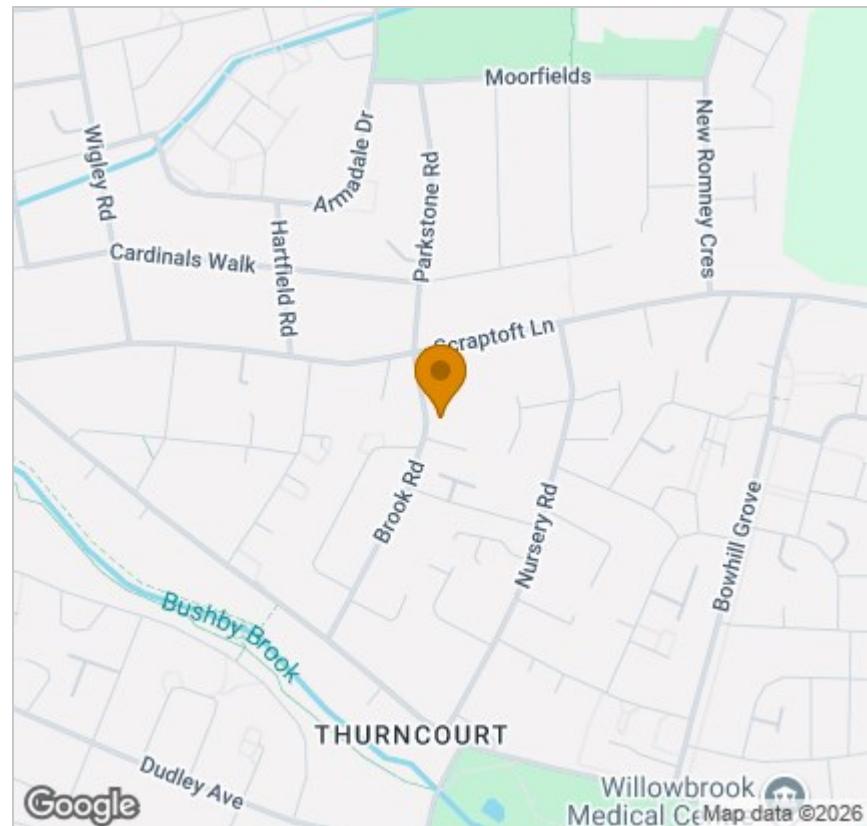
## Floor Plan



## 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

