



# READINGS

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£1,250 PCM

57 Sonning Way, Glen Parva, Leicester, LE2 9RU

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Wow! This beautifully refurbished three bedroom semi-detached house lies in the popular suburb of Glen Parva and occupies a highly sought-after cul-de-sac location, offering excellent access to local amenities and convenient links into Leicester city centre. The well-proportioned home has been fully redecorated and had new carpets and vinyl flooring installed throughout. Step inside to an entrance hallway leading to the spacious lounge and a newly fitted modern kitchen with a brand new built in oven and gas hob. The original garage has been converted to provide a versatile additional reception room - ideal as a dining room, snug or home office. To the first floor, there are three good-sized bedrooms with built in wardrobes to bedroom one & two along with a family bathroom with newly fitted bath with shower over and sink, plus the added benefit of a separate WC. To the outside, the property boasts a wonderful landscaped tiered rear garden which overlooks the canal, providing a rare and pleasant outdoor space. To the front, there is a driveway providing off-road parking. Viewing is a must! Council tax band C

### Agent's Note

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.

### Rightmove Viewing Procedure

1. Send an email enquiry through Rightmove and fill in the preliminary application form with your details
2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now - it will only show up on your credit check if you don't!
3. We will discuss your application with the landlord. If they are happy, we will book a physical viewing at the property
4. After the viewing you will provide your feedback on the automatic feedback form. If the landlord selects your application, you will pay a 1 week's rent holding deposit and proceed to the referencing
5. Once the references are complete and acceptable, you will book your move in date. The contract will be sent out the week before
6. You will need to pay your first months rent and deposit a few

days before your move in date (minus the 1 week's rent holding deposit you already paid)

7. You will need to bring your original passport with you on the day you collect the keys for the physical Right to Rent checks

### Entrance Hallway

#### Kitchen

11'1" x 8'0" (3.4 x 2.44)  
Built in oven and gas hob

#### Dining Room/Snug

16'4" x 7'3" (5 x 2.21)

#### Living Room

19'2" x 12'6" max (5.86 x 3.83 max)

### Stairs & Landing

#### Bedroom 1

10'7" x 10'4" (3.23 x 3.16)  
Built in wardrobes

#### Bedroom 2

12'9" x 8'5" (3.89 x 2.57)  
Built in wardrobes

#### Bedroom 3

10'8" x 7'0" (3.26 x 2.15)

#### WC

Separate upstairs WC

#### Bathroom

8'1" x 5'4" (2.47 x 1.65)  
Shower over the bath

#### Outside

Driveway, rear landscaped garden overlooking the canal

