



READINGS

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£1,850 PCM

1 Wheatland Close, Oadby, Leicester, LE2 4SY

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This unfurnished extended detached family home is offered to let and considered perfect for anyone looking for spacious and versatile living space. The ground floor features an entrance hall, Cloaks/WC, a generous lounge, dining kitchen, a sitting room, large side lobby and a utility room. Upstairs, you'll find five bedrooms and a bathroom. The property also includes a driveway, single integral garage and gardens at both the front and rear. Located in a popular area within the catchment for well-regarded schools, this home is sure to attract a lot of interest. Council tax band E

Entrance Hall

Cloaks/WC

Side lobby

7'10" x 7'11" (2.41 x 2.43)

Utility

8'1" x 4'5" (2.48 x 1.37)

Lounge

13'9" x 12'2" (4.20 x 3.72)

Kitchen area

8'3" x 9'10" (2.52 x 3.01)

Dining area

7'10" x 10'5" (2.41 x 3.20)

Sitting room

7'11" x 12'4" (2.42 x 3.78)

Bedroom 1

9'6" x 11'5" (2.92 x 3.50)

Bedroom 2

8'3" x 9'3" (2.54 x 2.83)

Bedroom 3

8'0" x 14'2" (2.44 x 4.33)

Bedroom 4

8'1" x 8'9" (2.48 x 2.68)

Bedroom 5

6'10" x 8'4" (2.10 x 2.56)

Family bathroom

8'2" x 5'4" (2.51 x 1.63)

Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: E

Type of Construction: Brick

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: No risk

Agent's Note

CONSUMER PROTECTION LEGISLATION - These 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

