



**Uppingham Road, Leicester LE5 6QA**

**welcome to**

## **Uppingham Road, Leicester**

Situated on sought-after Uppingham Road, Leicester, this three-bedroom detached home sits on a generous plot offering potential to extend (STPP). Requiring renovation, it features two reception rooms, kitchen, WC, plus three bedrooms and a bathroom.

### **Entrance Hall**

Door to the front.

### **W C**

With WC.

### **Lounge**

Sliding door to the rear, fire place and carpeted.

### **Dining Room**

Box window to the rear and carpeted.

### **Kitchen**

Wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Double glazed window to the side.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

Double glazed window to the rear, fitted wardrobes and carpeted.

### **Bedroom Two**

Double glazed window to the rear and carpeted.

### **Bedroom Three**

Double glazed window to the front, fitted wardrobe and carpeted.

### **Bathroom**

Double glazed window to the side, bath with shower over, WC, hand wash basin and fully tiled.

### **Front & Rear Of Property**

To the front of the property is off road parking leading to the integral garage. To the rear of the property is an enclosed garden.

### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

### **Agents Note**

The vendor has advised that the property was subject to two insurance claims as follows:  
Claim 1997 - This claim involved remedial works following clay shrinkage subsidence identified in September 1996 ( this was an exceptionally dry summer). The remedial work was carried out in 1998. There have been no further issues of this nature since the work was undertaken.

Claim 2019 - This claim involved a fire to the garden shed . The shed has been replaced under the claim.

For more information, please contact the branch.

### **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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## Uppingham Road, Leicester

- Detached
- Three Bedrooms
- Occupying A Large Plot
- Spacious Layout
- In Need Of Modernisation

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£475,000**



Total floor area 141.7 m<sup>2</sup> (1,525 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
LHS120751 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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