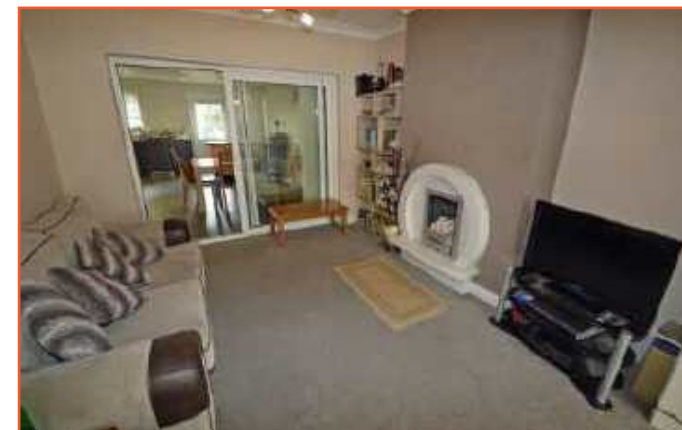




Putting great property on the map

**31 Byway Road
Leicester
LE5 5TG**

£365,000



A substantially extended five bedroom house with a superb living/dining kitchen overlooking the rear garden.

There is an entrance hall, cloaks/WC, lounge/dining room, superb dining kitchen, sitting room, landing, five bedrooms and a shower room. There is a driveway to the front, garage and a large rear garden.

The property is offered for sale with the benefit of UPVC double glazing, gas central heating from a modern boiler and is well presented throughout. Properties of this type in this location rarely become available for sale, therefore, an early viewing is highly recommended.

Entrance Hall

With UPVC double glazed window and UPVC double glazed door to the front, stairs to the first floor with cupboard under, laminate flooring, radiator.

Cloaks/WC

With low level WC, wash hand basin, tiled splash backs, radiator.

Lounge/Dining Room 28' into bay x 12'7" max (8.53m into bay x 3.84m max)

A large open plan room with UPVC double glazed bay window to the front, gas fire with attractive surround, radiators, sliding doors giving access to the living/dining kitchen.

Living/Dining Kitchen 19'2" min x 18'7" (5.84m min x 5.66m)

A superb, substantially extended kitchen with a good range of both base and wall mounted units, ample work surfaces, electric oven, integrated microwave, gas hob with extractor over, stainless steel sink and drainer, space for fridge freezer, integrated dishwasher, plumbing for washing machine, tiled splash backs, tiled flooring, UPVC double glazed window and door to the rear, door to the side giving access to a sitting room.

Sitting Room 19'0" x 8'5" (5.79m x 2.57m)

With UPVC double glazed French doors to the rear, laminate flooring, radiator, courtesy door to garage.

Landing

Bedroom One 14'2" into bay x 9'6" + wardrobes (4.32m into bay x 2.90m +wardrobes)

With UPVC double glazed bay window to the front, fitted wardrobes, radiator.

Bedroom Two 12'0" x 9'7" + wardrobes (3.66m x 2.92m +wardrobes)

With UPVC double glazed window to the rear, fitted wardrobes, dressing table, radiator.

Bedroom Three 7'3" x 8'9" (2.21m x 2.67m)

With UPVC double glazed window to the rear, built-in wardrobes, radiator.

Bedroom Four 8'3" x 9'4" (2.51m x 2.84m)

With UPVC double glazed window to the front, built-in wardrobes, radiator.

Bedroom Five 7'4" max x 7'8" max (2.24m max x 2.34m max)

With UPVC double glazed window to the front, fitted cupboard, radiator.

Shower Room

With UPVC double glazed opaque window to the rear, shower cubicle, low level WC, pedestal wash hand basin, tiling to walls, heated towel rail.

Outside

There is a driveway to the front providing off road parking, a single integral garage and to the rear of the property there is a much larger than average garden with raised paved patio area with steps down to a large lawn with mature trees and shed.

Garage 25'10" x 7'5" (7.87m x 2.26m)

With an up and over door to the front, courtesy door to the rear, power and light.

Tenure

The property is being sold freehold 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. LOCAL AUTHORITY - Leicester City Council, City Hall, 115 Charles Street, Leicester (Tel: 0116 454 1000)

Agent's Notes

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.

Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Surveys

Readings undertake various types of valuation work. These include RICS Homebuyer Report, Valuations for probate, inheritance and capital gains tax purposes and matrimonial disputes. We also offer a full range of professional and arbitration services and regularly act on various expert witness cases Please contact our Survey Department on 0116 2227575 or email us at surveys@readingspropertygroup.com for further information.

Offer Process

If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity prior to speaking to a Bank \Building Society or Solicitor. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make. We therefore ask any potential purchaser to make an appointment with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. We offer Independent Financial advice and are able to source mortgages from any lender. Please ask for information on our exclusive Buyer Protection service. If you are making a cash offer, we will

require confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. A life assurance policy may be required. Licensed Credit Brokers. Written details of credit terms are available upon request.

Charity Link

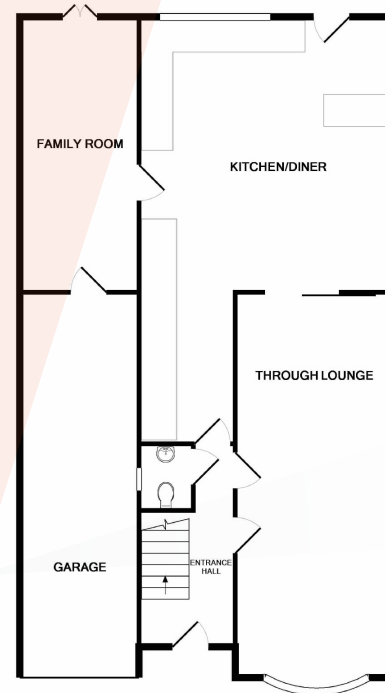
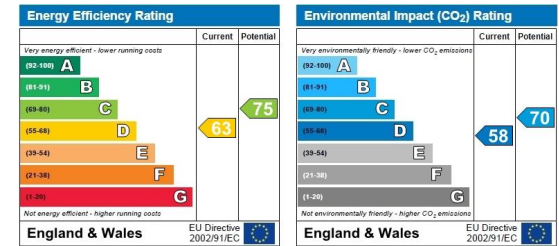
Readings have teamed up with Charity Link, a Leicester based charity which has been supporting local people in poverty, hardship or crisis for nearly 140 years. By choosing Readings to act on your behalf when selling your home, you can also help provide beds, fridges, cookers and other vital items for local people who really need our support.

How it works:

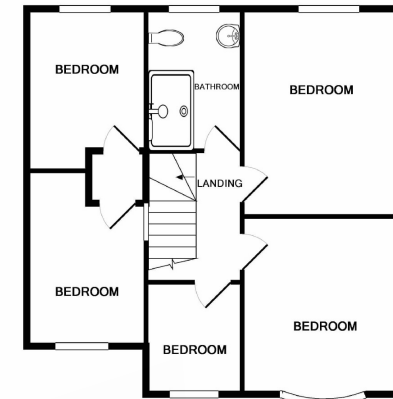
For every property we sell Readings donate £10 to Charity Link. You can choose to match this donation

on completion of the sale of your house (simply tick the appropriate donation box on your contract). With the unique way Charity Link work by accessing grants from charitable trusts available to help those in need, they can turn each donation of £10 in to £50 - all of which goes directly to those who most need it.

With your support we can really make a difference.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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