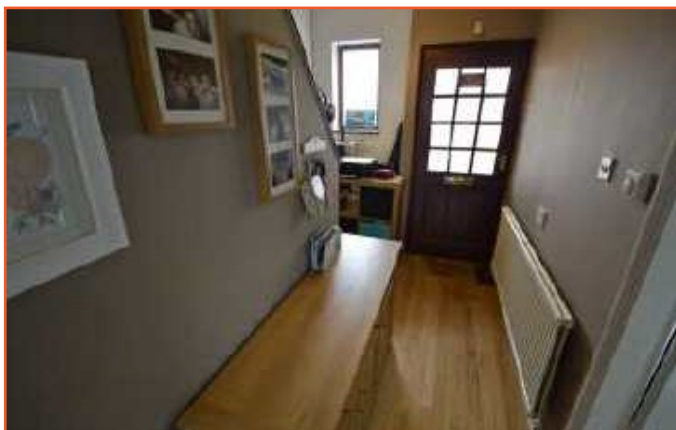




*Putting great property on the map*

**94 Parker Drive  
Leicester  
LE4 0JF**

**£175,000**



This spacious three bedroom semi detached house occupies an excellent elevated position within the ever popular Stadium Estate.

The property has been much improved by the current owner and has accommodation comprising: porch, hall, lounge which opens through to the dining room to the rear, kitchen, landing, three bedrooms and a bathroom. There is a driveway to the front and a larger than average rear garden.

An early viewing is recommended to avoid missing out on this excellent family home.

### **Porch**

With UPVC double glazed door and windows to the front and side, further glazed panelled door giving access to the entrance hall.

### **Entrance Hall**

With stairs to the first floor, window to the front, oak flooring, radiator.

### **Lounge/Dining Room 7.47m x 3.4m narrowing to 2.71m (24'6" x 11'2" narrowing to 8'11")**

### **Lounge**

A spacious room with a large double glazed window to the front, wall mounted fireplace, radiator, opening through to the dining room to the rear.

### **Dining Room**

With double glazed sliding doors giving access to the garden, radiator.

### **Kitchen 11'9" x 9'4" (3.58m x 2.84m)**

A good sized kitchen with double glazed window to the rear and a door to the side, a good range of both base and wall mounted units, ample work surfaces, electric oven with gas hob and extractor over, plumbing for washing machine, space for under counter fridge, plumbing for dishwasher, one and half stainless steel sink and drainer, tiled splash backs quarry tiled flooring,

wall mounted modern boiler, useful pantry.

### **Landing**

With double glazed window to the side.

### **Bedroom One 12'2" x 11'3" (3.71m x 3.43m)**

With double glazed window to the front, radiator.

### **Bedroom Two 12'1" x 10'4" (3.68m x 3.15m)**

With double glazed window to the rear, radiator.

### **Bedroom Three 7'10" x 7'3" (2.39m x 2.21m)**

With double glazed window to the front, radiator.

### **Bathroom 8'1" x 7'8" (2.46m x 2.34m)**

With an opaque double glazed window to the side, further window to the rear, panelled bath with shower over, low level WC, wash hand basin with vanity unit below, tiled splash backs, heated towel rail.

### **Outside**

There is a driveway to the front of the property providing off road parking. There is a gate to the side which gives access to an enclosed area with further door to the rear leading to a larger than average garden with paved patio area, lawn, mature trees and shrubs, brick built workshop and greenhouse.

### **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](mailto: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.

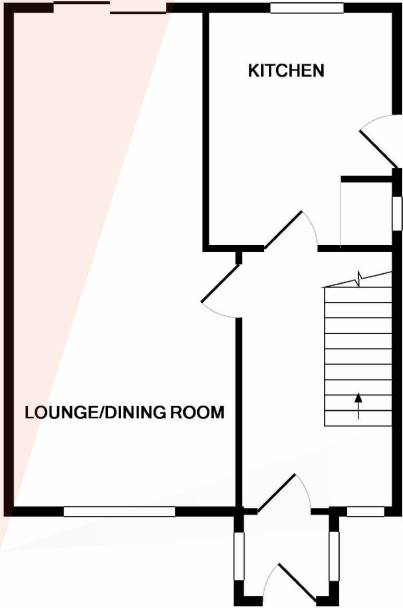
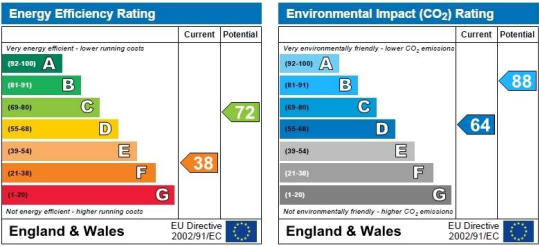
Charity Link

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.

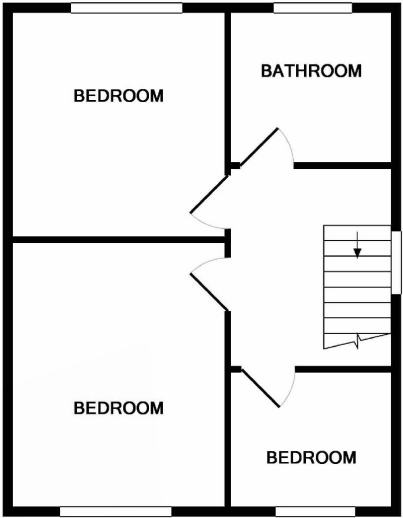
How it works:

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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