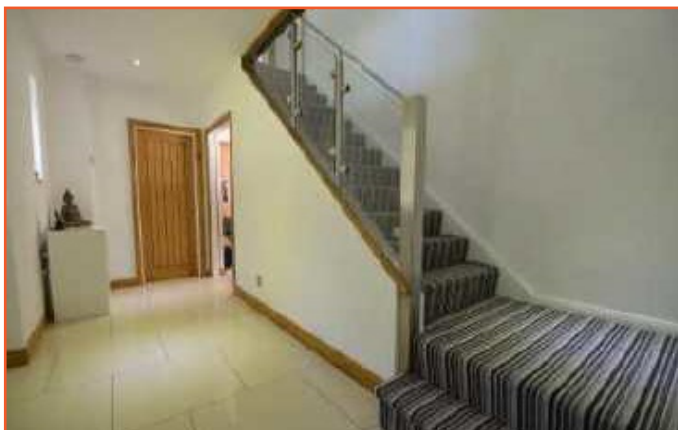




Putting great property on the map

**11 Hindoostan Avenue
South Wigston
LE18 4UD**

£350,000



This well proportioned, beautifully presented and well appointment four bedroom detached house occupies a superb corner plot with a large garden to the front, side and rear. The property offers excellent scope for extension subject to the usual necessary consents. Properties on Hindoostan Avenue rarely come to the market therefore interest is sure to be high for this property and it should be viewed without delay. There is an attractive entrance hall, spacious lounge, fantastic living/dining kitchen, utility room and a ground floor shower room. Upstairs there are four good size bedrooms and a bathroom. As previously mentioned, the house occupies a large plot with a driveway and garage to the side, gardens to the front side and rear complete this excellent family home.

Entrance Hall

With glazed panelled door to the front, tiled flooring, stairs to the first floor with glazed feature rail.

Lounge 18'10" x 11'7" (5.74m x 3.53m)

A spacious, light and airy lounge with UPVC double glazed windows to the front and rear, further UPVC double glazed windows to the side, oak flooring, radiators.

Living/Dining Kitchen 27'0" x 12'6" max (8.23m x 3.81m max)

A fantastic open plan living/dining kitchen which acts as the real hub of this house. There are a good range of both base and wall mounted units, Corian work surfaces with breakfast bar, electric oven, integrated microwave and warming drawer, induction hob with extractor over, integrated dishwasher, space for American fridge freezer, tiled splash backs, tiled flooring with underfloor heating, UPVC double glazed windows and French doors to the rear giving access to the garden.

Utility Room 15'7" x 6'1" (4.75m x 1.85m)

With UPVC double glazed windows to the front and rear, plumbing for washing machine, space for tumble dryer, courtesy door to garage.

Ground Floor Shower Room

With UPVC double glazed opaque window to the front, shower cubicle, WC, wash hand basin within vanity unit, tiling to walls, tiled flooring.

Landing

With useful storage cupboards, UPVC double glazed window to the front.

Bedroom One 18'9" vx 11'6" (5.72m vx 3.51m)

With UPVC double glazed windows to the front and rear, two further UPVC double glazed windows to the side, radiator.

Bedroom Two 13'0" x 11'3" (3.96m x 3.43m)

With UPVC double glazed window to the rear and a further window to the side, radiator.

Bedroom Three 9'7" x 7'6" (2.92m x 2.29m)

With UPVC double glazed window to the rear, radiator.

Bedroom Four 9'7" x 7'4" (2.92m x 2.24m)

With UPVC double glazed window to the rear, radiator.

Family Bathroom

With UPVC double glazed opaque window to the front, panelled bath with shower over, WC, wash hand basin within vanity unit, tiling to walls, tiled flooring, heated towel rail.

Outside

The property occupies an excellent corner plot with gardens to the front, side and rear. There is a driveway to the side which gives access to the single garage. To the rear of the property there are decking areas and an extensive lawn.

Garage 16'3" x 9'0" (4.95m x 2.74m)

With a roller door to the front, UPVC double glazed window to the rear, courtesy door, 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 - Oadby & Wigston Borough Council, Station Road, Wigston, Leicester (Tel: 0116 2888961)

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,

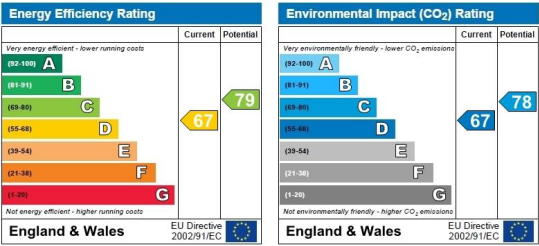
we will require confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. A life assurance policy may be required. Licensed Credit Brokers. Written details of credit terms are available upon request.

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.



Find the great property on the map

