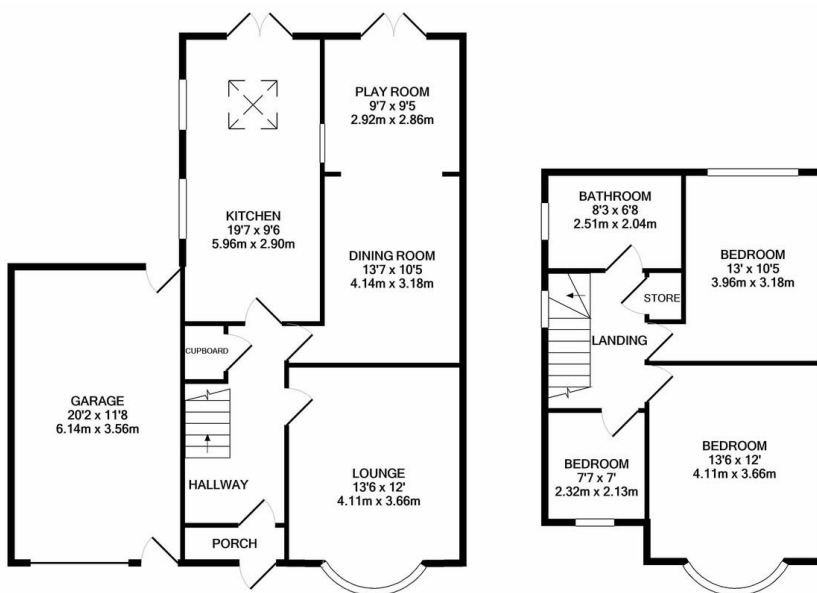


FOR SALE

3 Bed Semi-Detached House on Hinckley Road, Leicester LE3 0TJ
£290,000

NO CHAIN. Extended three bedroom semi-detached property available for sale in the ever popular Western Park. Set back discreetly from the road, the property comprises entrance hall, spacious lounge, dining room with through play room, breakfast kitchen downstairs, together with three bedrooms and bathroom upstairs. The property also benefits from a large garage, off road parking for multiple cars and pleasant, private garden to the rear.



GROUND FLOOR
APPROX. FLOOR
AREA 929 SQ.FT.
(86.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)

FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS

TOTAL APPROX. FLOOR AREA 1423 SQ.FT. (132.2 SQ.M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Extended Semi Detached Home
- Three Bedrooms
- Breakfast Kitchen
- Garden To Rear
- Planning Permission
- Period Features, Parquet Flooring
- Generous Size
- Garage & Off Road Parking

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

