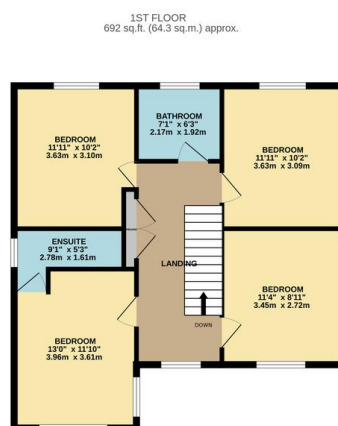
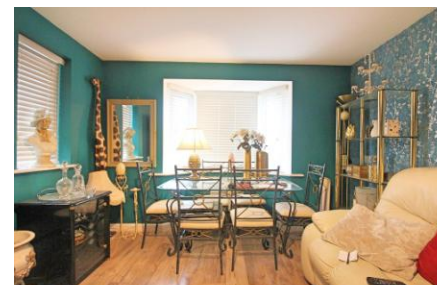




FOR SALE

4 Bed Detached House in Halladale Drive, Leicester LE19 4LB
£400,000

Phillips George are pleased to bring this four bedroom detached family home to the market. This property comprises entrance hall, living room, kitchen diner, utility room, and WC downstairs, together with four double bedrooms, one with en-suite and family bathroom upstairs. The property also benefits from an integral garage, additional off road parking, generous garden and plenty of storage. Set in a quiet part of a highly desirable development, this is an excellent family home.



TOTAL FLOOR AREA: 1410 sq.ft. (131.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Detached Home
- Four Double Bedrooms
- Living Room
- Kitchen Diner
- Off Road Parking & Garage
- En Suite & Family Bathroom
- Utility Room
- EPC Rating B

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

