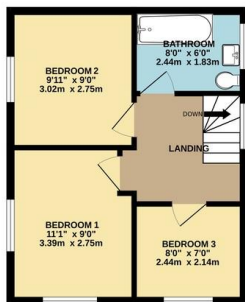




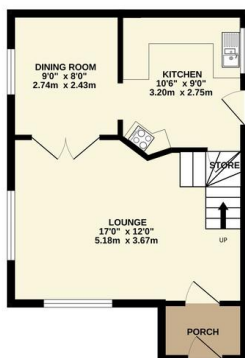
FOR SALE

3 Bed Link Detached in School Lane, Huncote, LE9 3BD
Offers Over £290,000

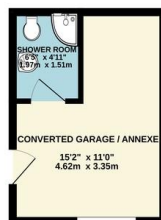
Occupying a corner plot and situated in the highly popular village of Huncote this three bedroom linked detached family home is presented to a high standard throughout. Offering versatile accommodation the property comprises main entrance porch, lounge, dining room, stylish fitted kitchen, landing to three bedrooms and bathroom, landscaped gardens, a fully converted garage providing a fantastic studio / work space or annexe with shower room, ample car standing space. Call Phillips George to view.



1ST FLOOR
358 sq ft. (33.2 sq.m.) approx.



GROUND FLOOR
548 sq ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq ft. (84.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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			
(92-100)	A		
(81-91)	B		85
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Linked Detached
- Three Bedrooms
- Well Presented Throughout
- Stylish Kitchen
- Multi Versatile Accommodation
- Converted Garage / Studio / Annexe
- Corner Plot
- Highly Sought After Village

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.

