



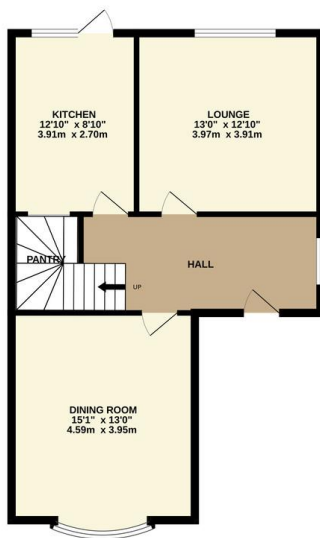
FOR SALE

3 Bed Detached House in Loughborough Road, Leicester LE4 4BG
£385,000

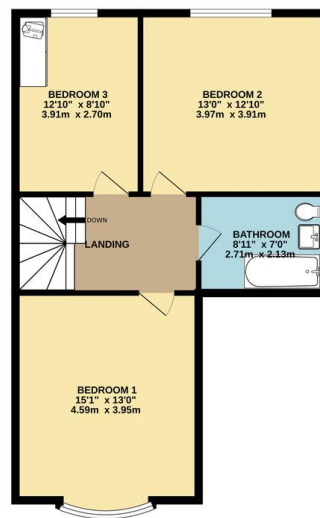
Phillips George is delighted to offer a rare opportunity to modernise and further develop this character three bedroom detached dwelling situated on a large plot located in Birstall. The accommodation comprises main entrance hall, lounge, dining room, kitchen, landing to three bedrooms, bathroom, landscaped private mature surrounding gardens, detached garage and driveway. Contact Phillips George to view.



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 sq.m.) approx.
Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreapp 02/24

%epcGraph_c_1_317%

- Character Detached
- Three Bedrooms
- Large Plot
- Renovation Project
- Highly Desirable Location
- Garage
- Predominant Plot Location
- 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.

