



## 10 Uppingham Road, Leicester, LE7 9AR

A charming, Grade II Listed, Georgian semi-detached cottage in the sought after east Leicestershire village of Billesdon. The property has recently been refurbished throughout and internally comprises of lounge with wood burner, brand new fitted kitchen, utility room, two bedrooms and brand new shower room. An internal inspection is highly recommended to appreciate the property on offer.

Billesdon is an exceptionally popular village lying some ten miles east of Leicester and a similar distance to Market Harborough to the south. Both of these regional centres offer a versatile range of shopping, leisure and recreational facilities normally associated with a city and market town

**£1,100 Per Month**

# 10 Uppingham Road

Billesdon, Leicester, LE7 9AR



- Georgian semi-detached cottage
- Newly rewired
- New Shower room
- Fully modernised throughout
- New Flooring
- Call today viewing advised
- New boiler
- New Kitchen
- Popular location

FRONT ELEVATION

LOUNGE

KITCHEN/DINER

UTILITY ROOM

STAIRS AND LANDING

BEDROOM ONE

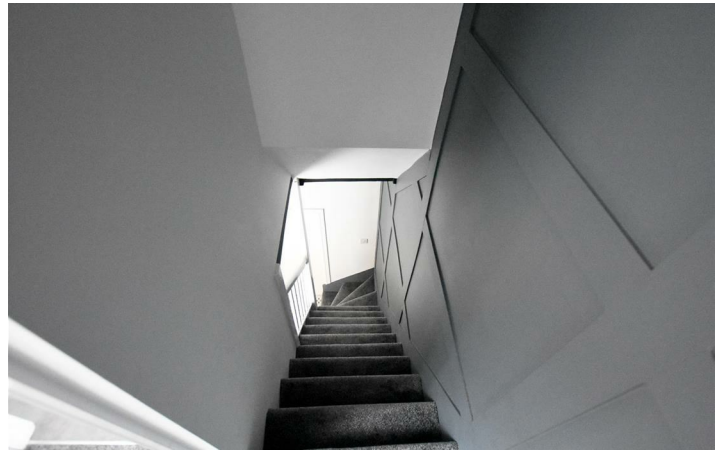
BEDROOM TWO

SHOWER ROOM

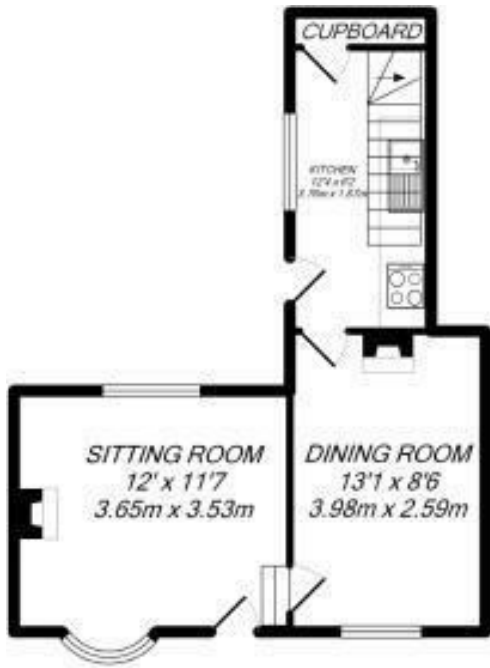
REAR ENCLOSED GARDEN



[Directions](#)



# Floor Plan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Made with Metropix £2018

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating   | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating   | Current                 | Potential |
|--|-------------------------|-----------|--|-------------------------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |                         |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           | England & Wales  | EU Directive 2002/91/EC |           |