



21 Huntingdon Road, Leicester, LE4 9GG

SellMyHome are proud to present to market this fantastic 4-bedroom, period property presented to a high standard throughout, located in a highly sought-after area of Humberstone, Leicester.

The property briefly comprises of a welcoming hallway, living room with bay window to front aspect, dining room, kitchen with fully fitted cupboards and integrated appliances including cooker, microwave, oven, fridge/freezer and inset sink and drainer. In addition, a three piece family bathroom is located on the ground floor.

On the first floor, three well proportioned rooms are provided (two with fitted wardrobes) and continuation of the traditional bay window to front. The secondary three piece bathroom is located on the first floor too.

The loft conversion is access via the stairs rising from the first floor providing ample space for a further bedroom, velux windows and finished to a high standard keeping with the entirety of the property.

Outside, to the rear, you are presented with a patio area with wooden pergola allowing for al fresco dining and outside entertainment. The remainder of the garden is laid to lawn with storage sheds to rear.

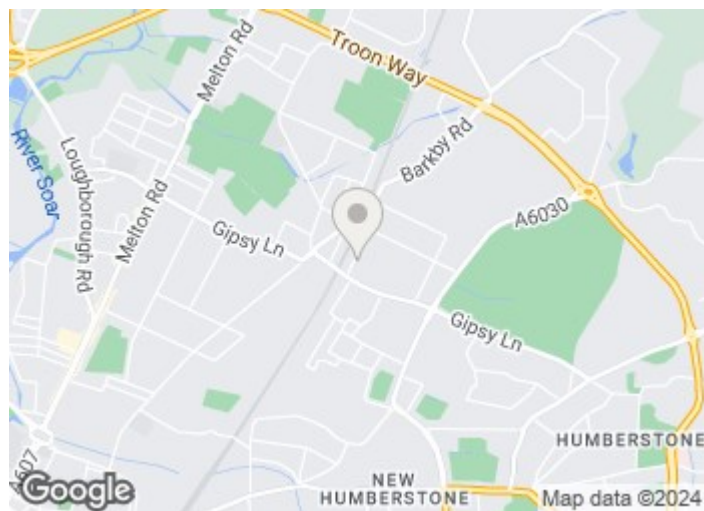
Price Guide £365,000

21 Huntingdon Road

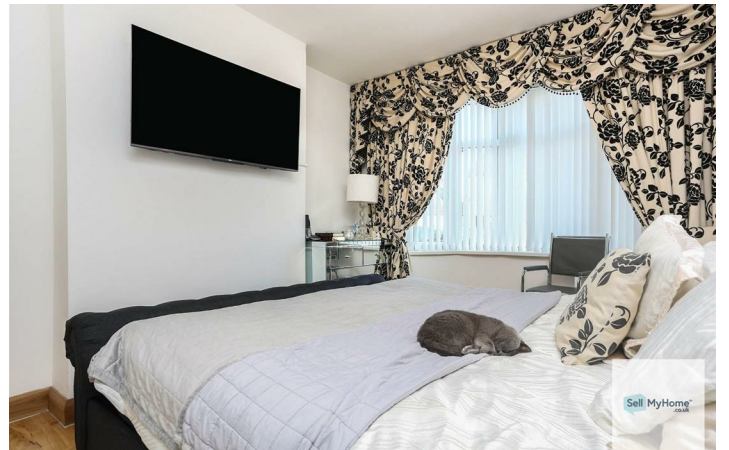
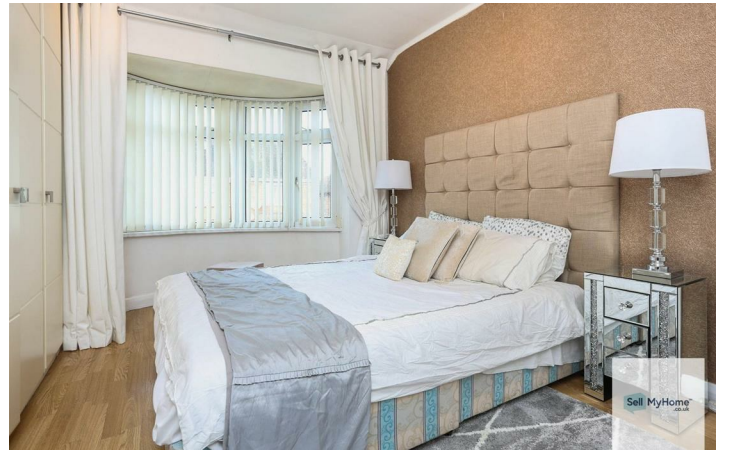
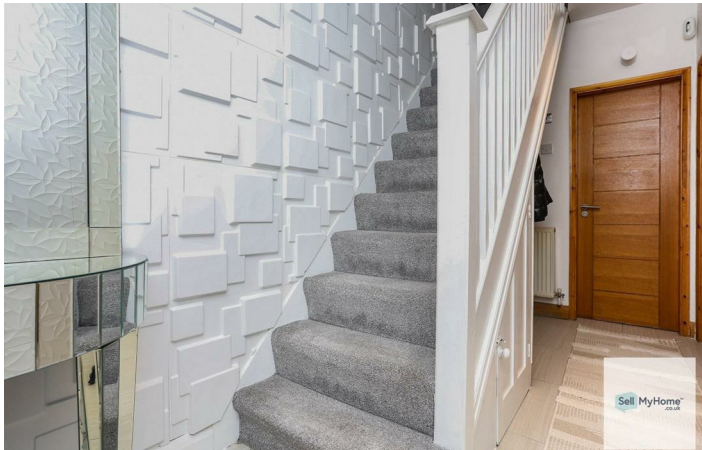
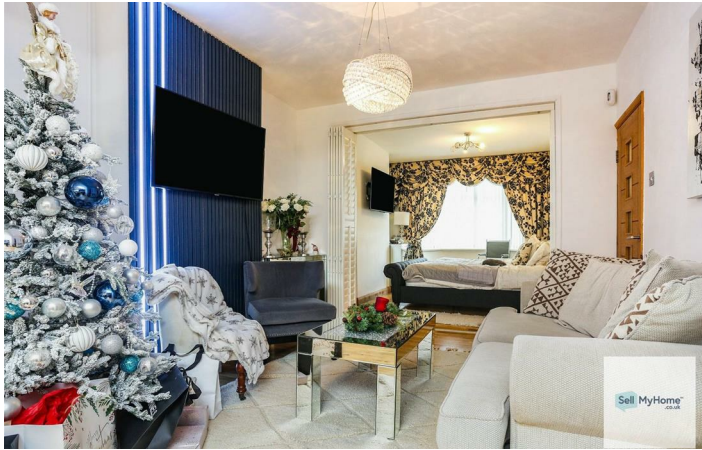
, Leicester, LE4 9GG



- 4 BEDROOM MID TERRACE HOME
- FINISHED TO A MODERN STANDARD THROUGHOUT
- SOUGHT AFTER LOCATION
- 2 RECEPTION ROOMS
- IDEAL FAMILY HOME
- 2 BATHROOMS
- MUST SEE PROPERTY



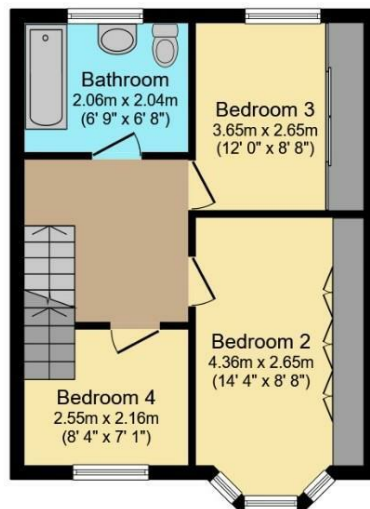
Directions



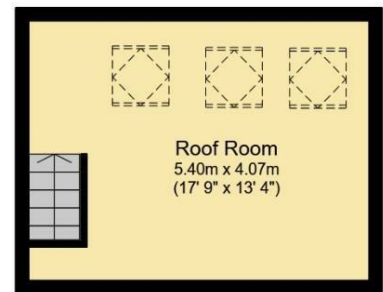
Floor Plan



Ground Floor



First Floor



Second Floor

Total floor area 111.6 m² (1,202 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	81	72	81

Energy Efficiency Rating
 Very energy efficient - lower running costs
 (92 plus) **A**
 (81-91) **B**
 (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

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
 (92 plus) **A**
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