



## 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.

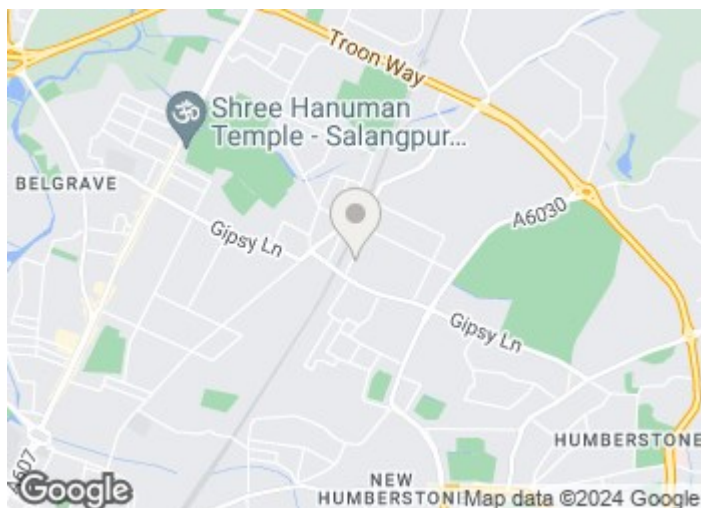
**Price Guide £365,000**

# 21 Huntingdon Road

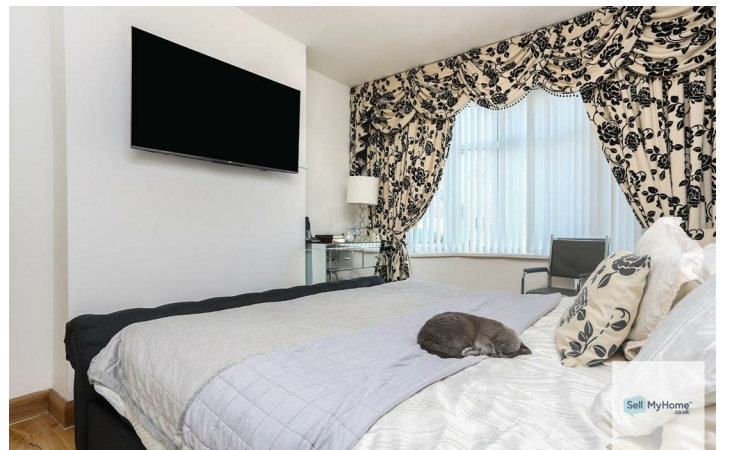
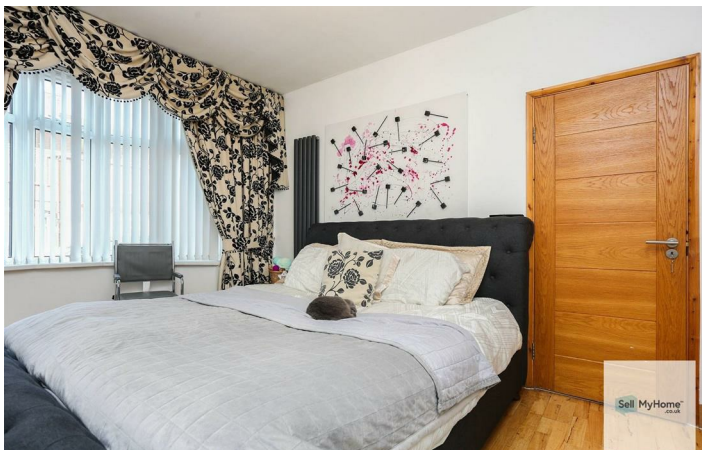
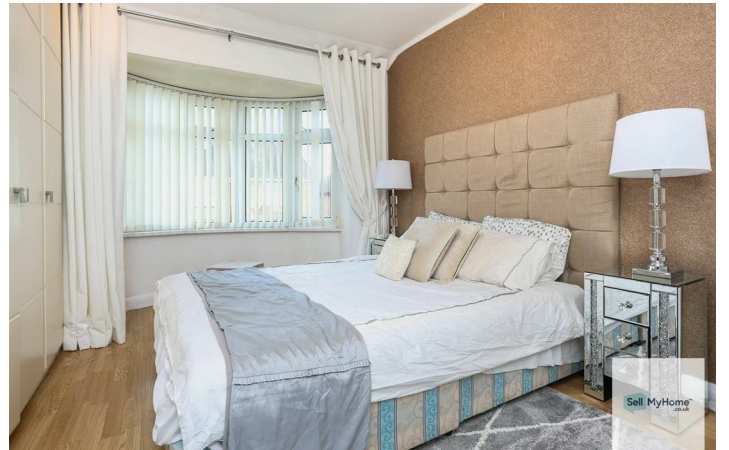
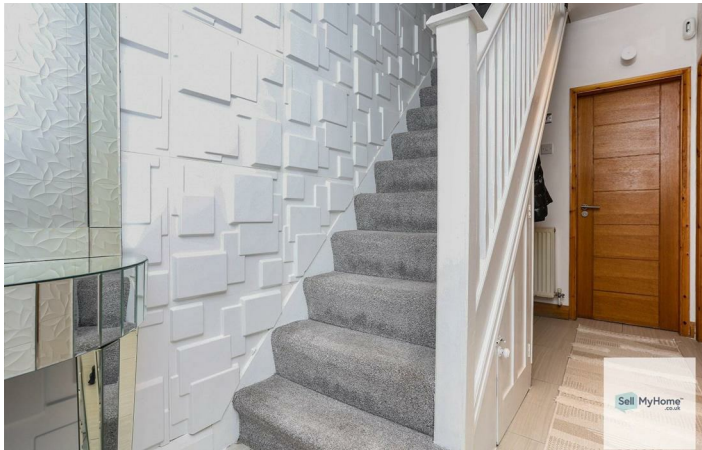
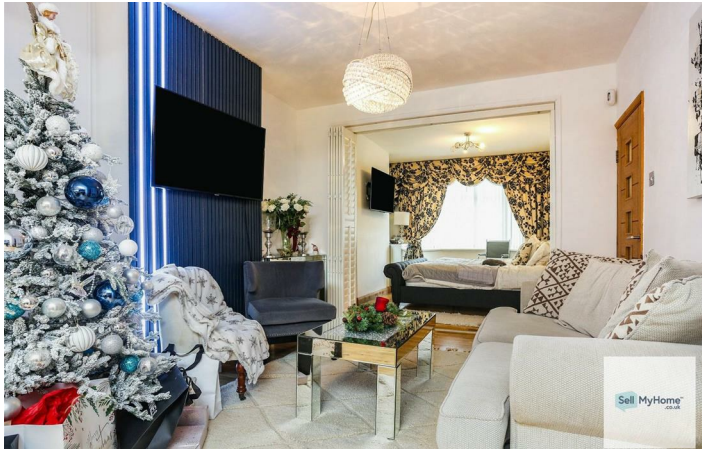
, Leicester, LE4 9GG



- 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



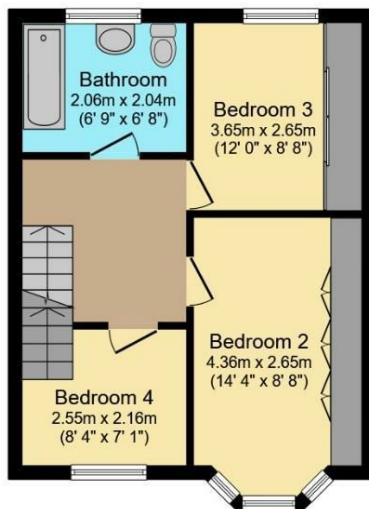
**Directions**



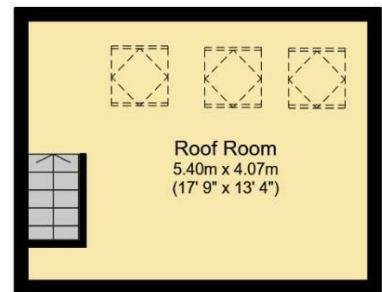
# Floor Plan



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 111.6 m<sup>2</sup> (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](http://www.focalagent.com)

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   |                         | 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> | 70                      | 81   | <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> | 72                      |
| England & Wales  | EU Directive 2002/91/EC |  | England & Wales  | EU Directive 2002/91/EC |