

## 10 Peregrine Rise, Leicester, LE4 1DR

Sell My Home are pleased to present to the market this uniquely presented four bedroom bungalow located in Anstey Heights.

As you enter the property you are welcomed by the garden room full of greenery directly ahead with a double bedroom to the right and the main residence to the left.

Upon entering the main residence you will find a homely yet modern kitchen/diner complete with integrated appliances, solid wood units and granite work surfaces. There is also ample space for a full dining table and accompanying chairs.

The next double bedroom is well sized and features an en suite with shower sink and WC.

The lounge is split into a snug centered around the log fire and then a seating area that looks out onto the rear garden.

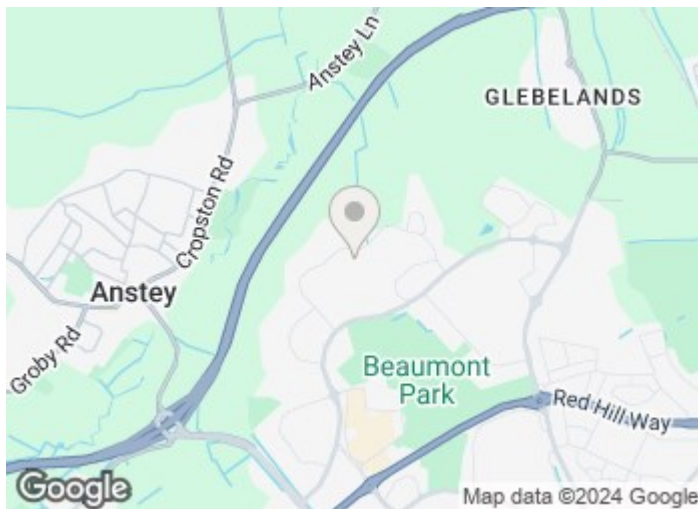
**Price Guide £350,000**

# 10 Peregrine Rise

, Leicester, LE4 1DR

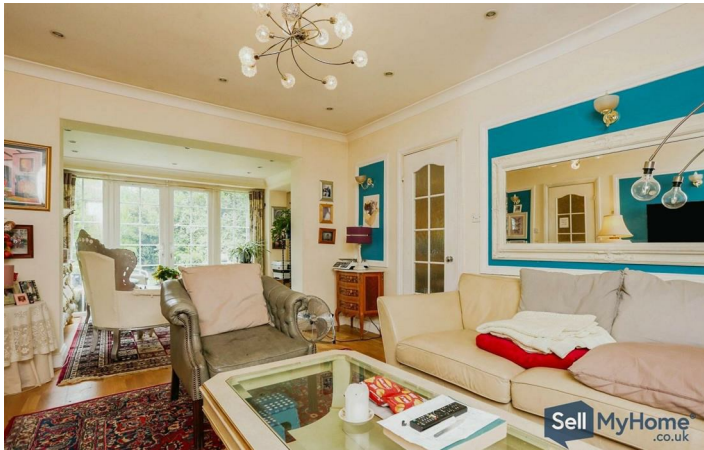
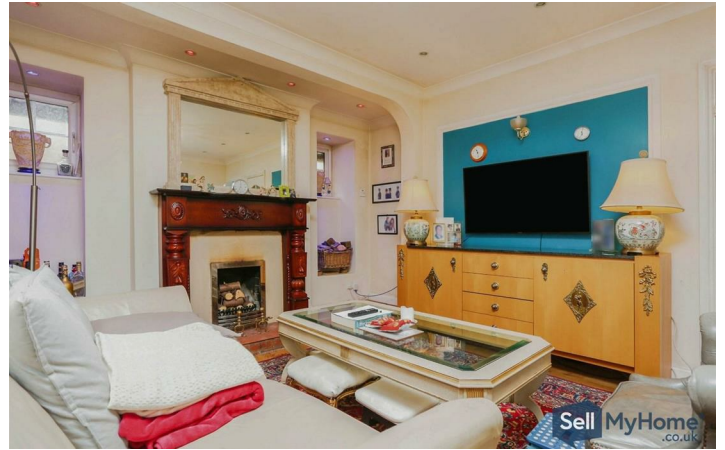
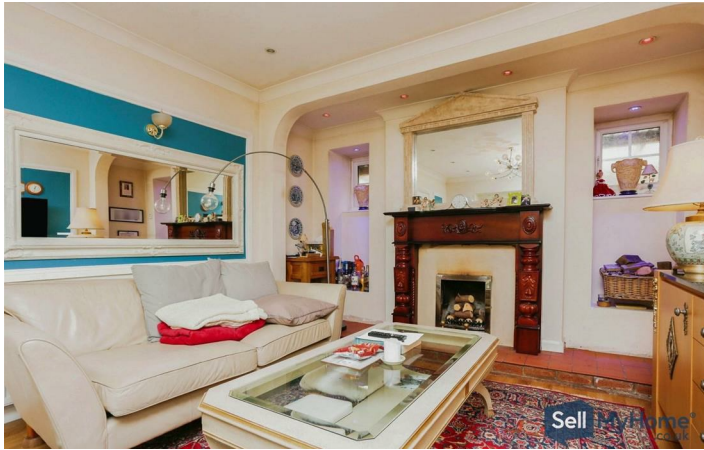


- FOUR BEDROOM BUNGALOW
- ANSTEY HEIGHTS
- CORNER PLOT IN CUL DE SAC LOCATION
- CLOSE TO J22 OF THE M1
- MAIN BEDROOM WITH EN SUITE
- ORANGERY
- OFF ROAD PARKING
- VACANT POSSESSION



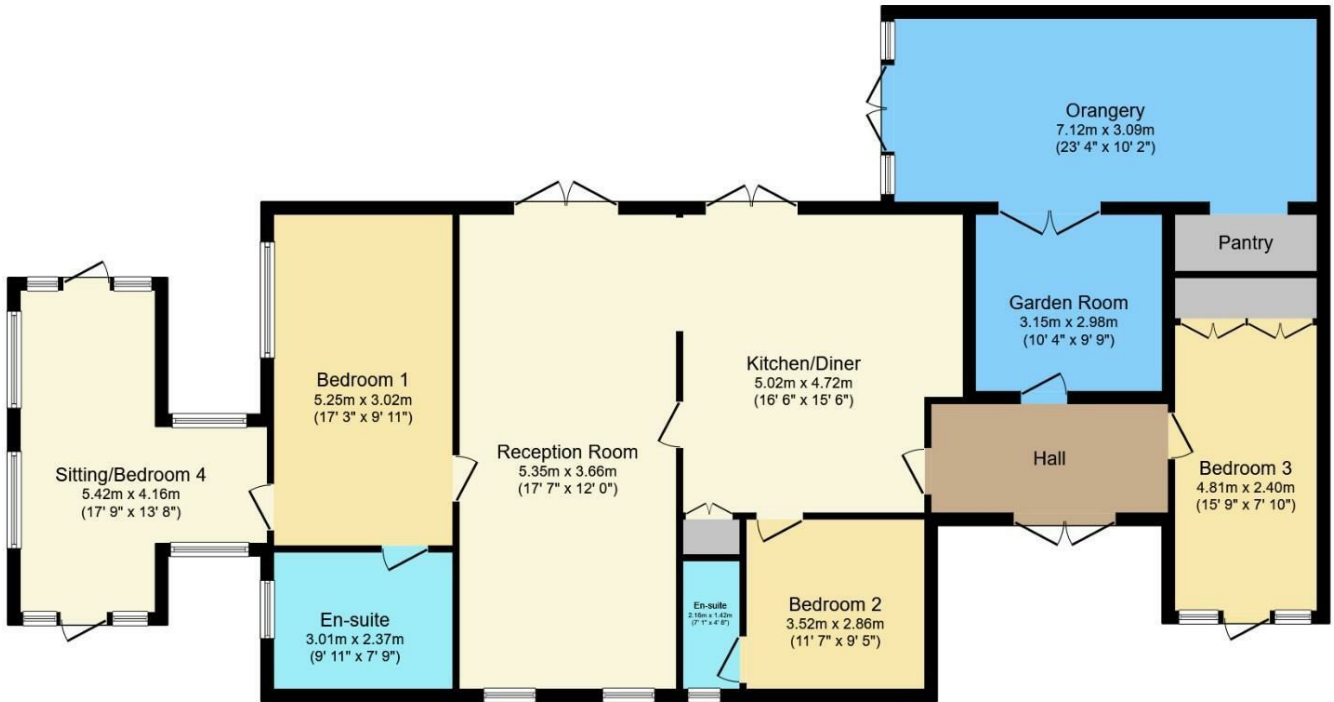
[Directions](#)







# Floor Plan



Total floor area 164.1 m<sup>2</sup> (1,766 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>			<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