

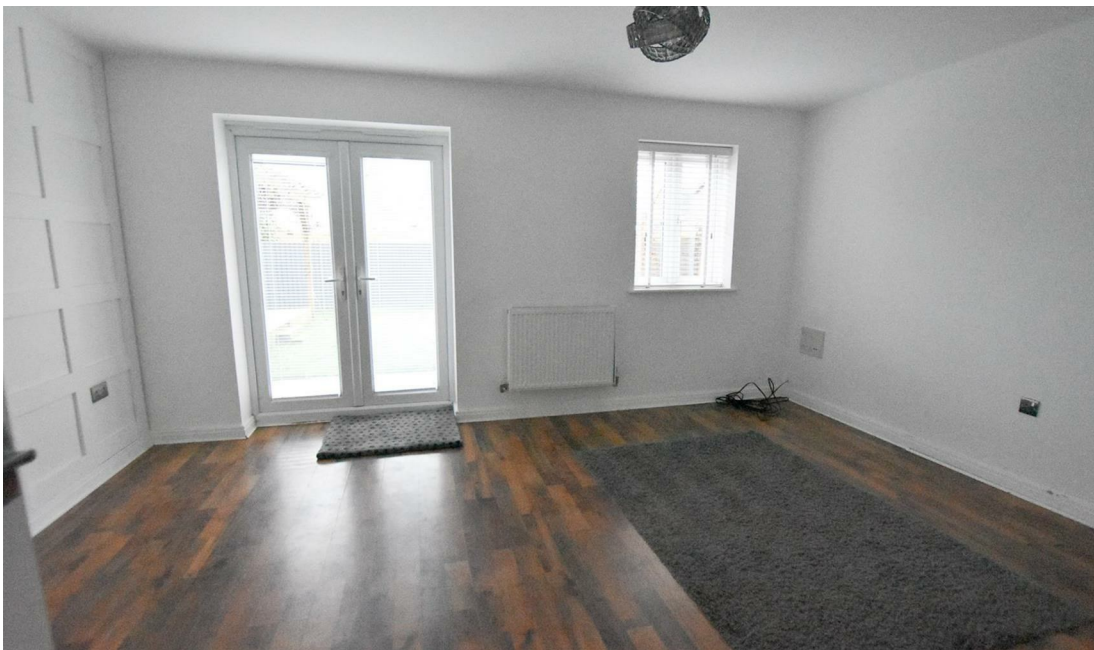


Haines Road, Huncote, Leicester

3  1  1  B 

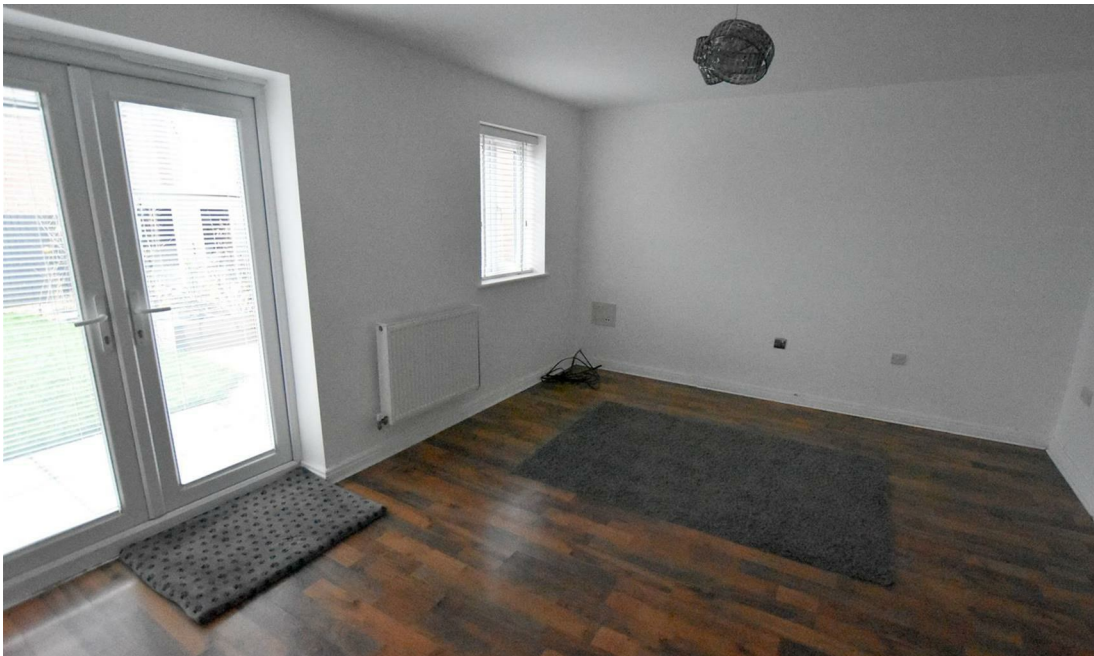
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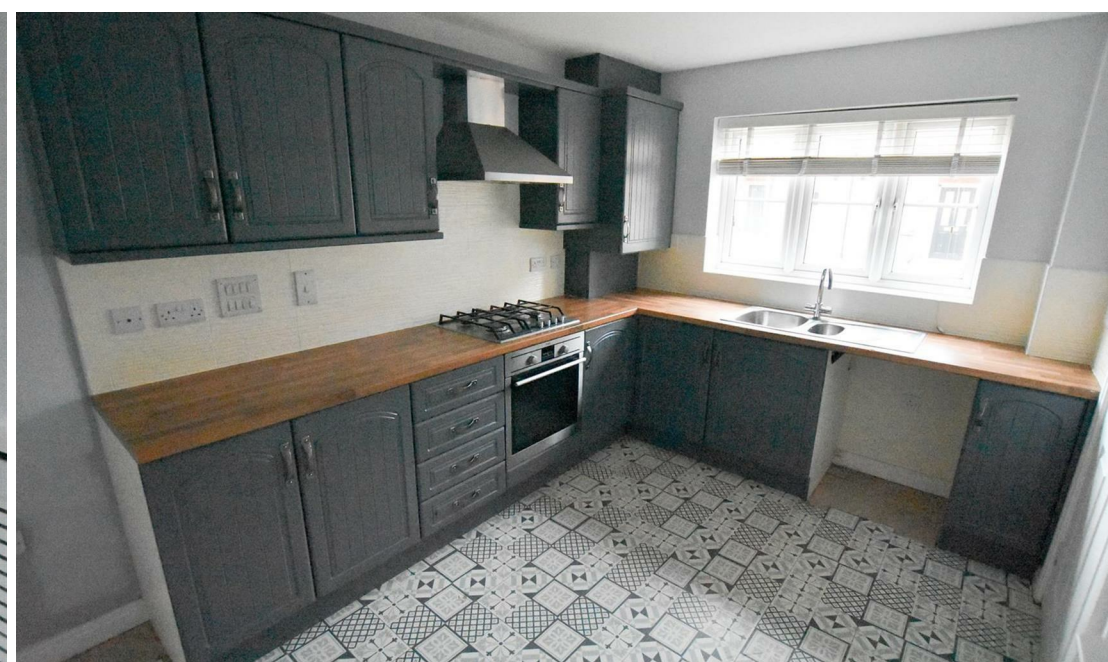
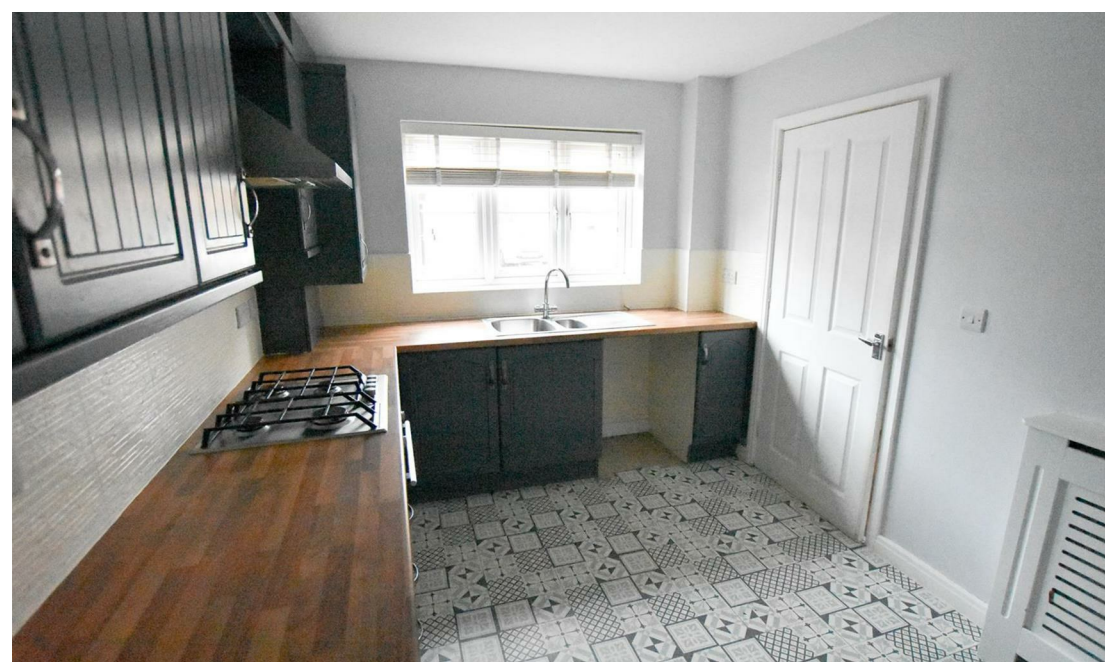
- POPULAR LOCATION
- THREE BEDROOM DETACHED
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND C
- VIEWING ADVISED
- FAMILY BATHROOM
- DRIVEWAY WITH GARAGE
- EPC RATING B

We are delighted to offer this well presented three bedroom detached property in the much favoured location of Huncote. The property provides good access for all local amenities and good performing schools. Internally the property comprises of entrance hall, downstairs cloaks/WC, modern fitted kitchen/diner, lounge, three bedrooms and a family bathroom. Externally there is a driveway leading to a garage and enclosed rear garden. Viewing is highly recommended to appreciate everything this property has to offer.



Price: £300,000







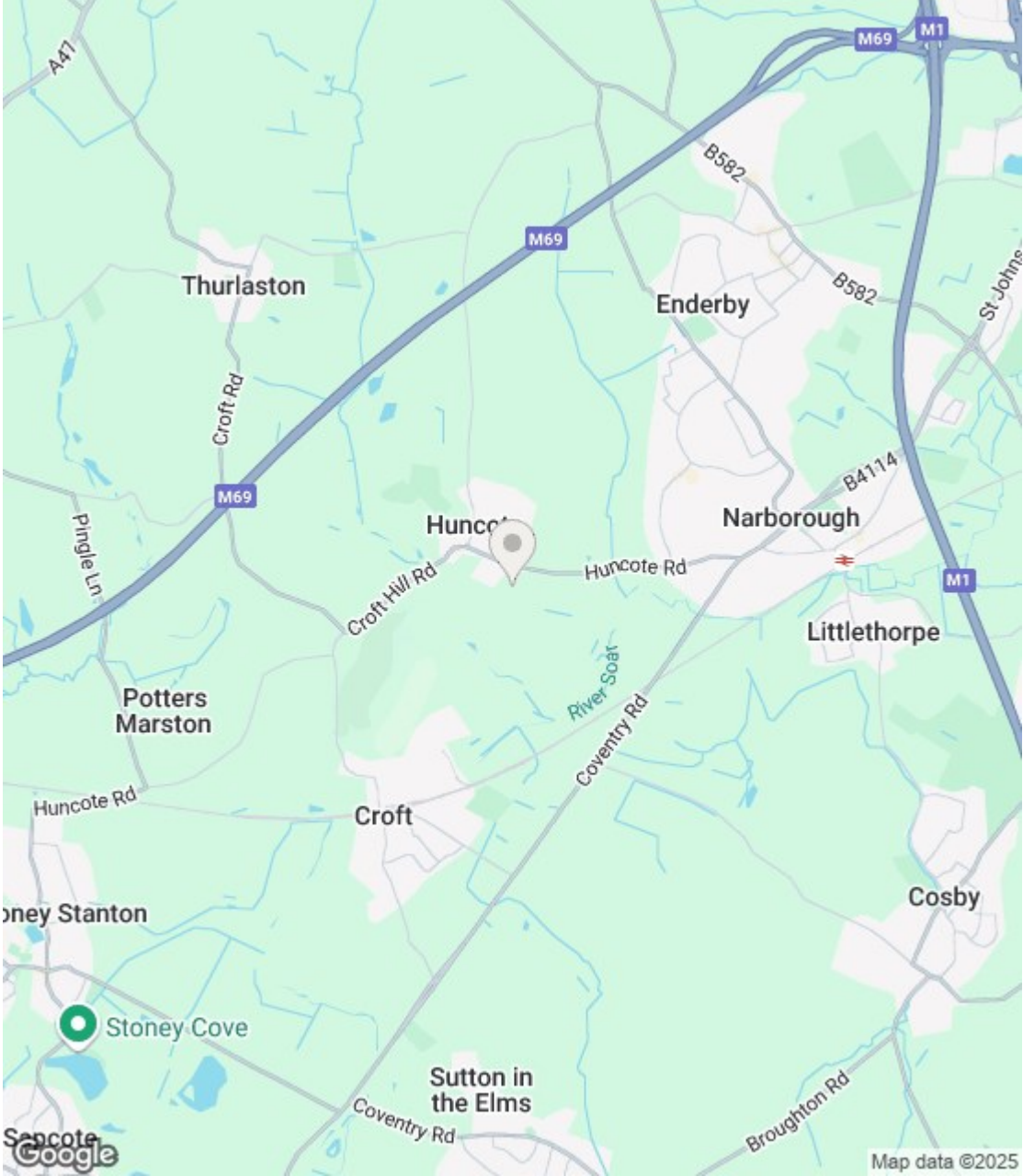






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



## Haines Road LE9 3BU

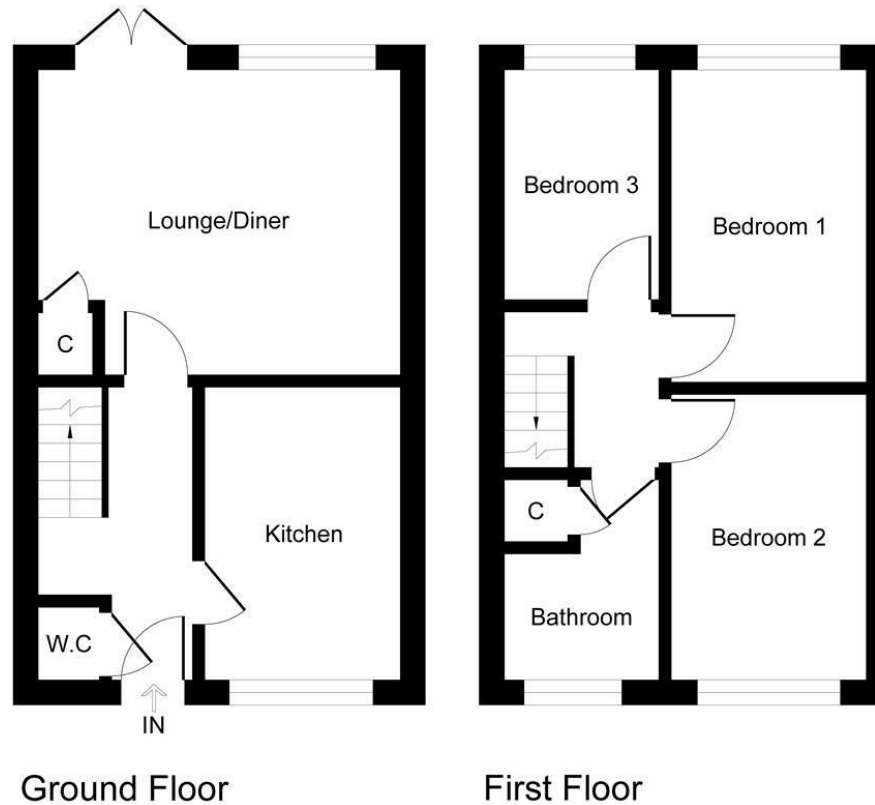


Illustration for identification purposes only, measurements are approximate, not to scale.

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