



Main Street

Illston on the Hill, Leicester, LE7 9EG

Price Guide £645,000

NEW PRICE

An opportunity to purchase a three bedroom detached property situated in this idyllic location surrounded by rolling countryside.

The property in brief provides three bedrooms, two bathrooms, fully fitted kitchen, dining room, cloakroom and utility area. There is a spacious loft area with window to front elevation. To the outside, there is a generous garden with open views and single garage.

This property is offered chain free

- Village location
- Detached property
- Countryside location
- 33 Acres
- Three bedrooms
- Two bathrooms
- Cloaks & Utility area
- Two reception rooms
- Generous loft space
- Detached garage

Viewing

Please contact our Market Harborough Office on 01858 450020 if you wish to arrange a viewing appointment for this property or require further information.



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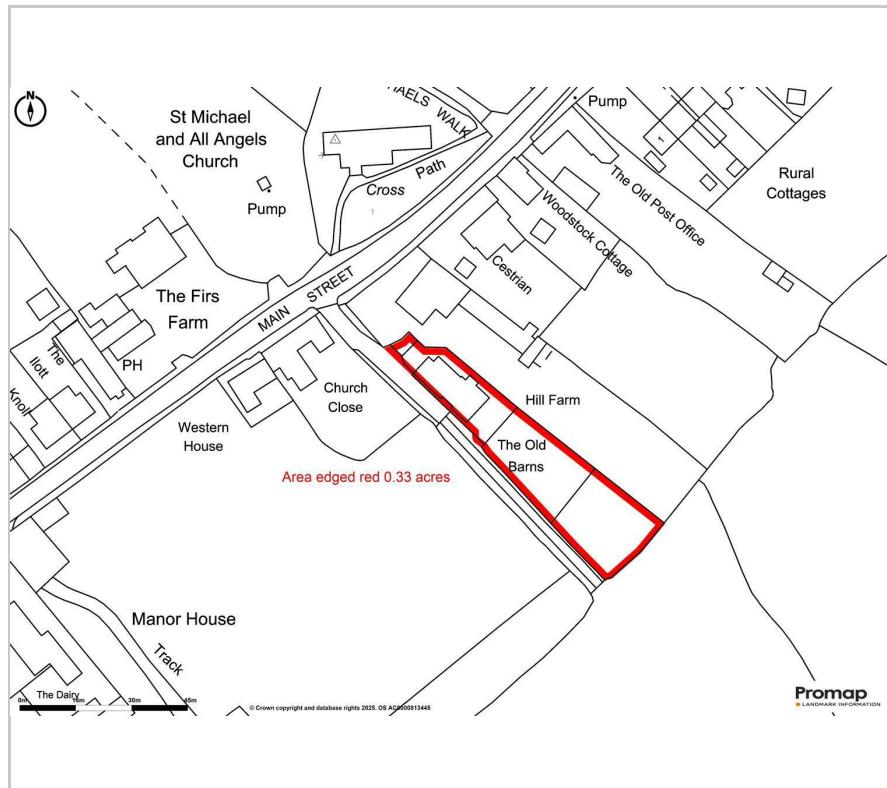


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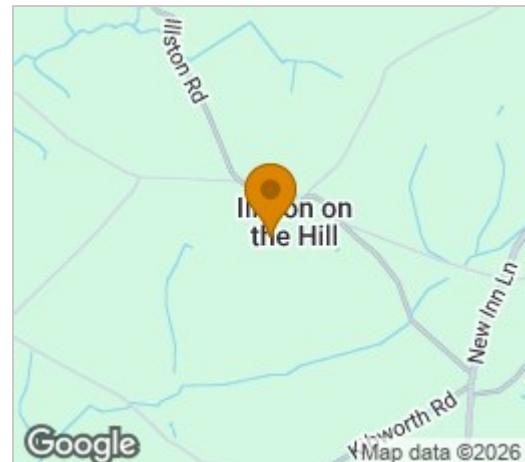


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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	57	
(38-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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