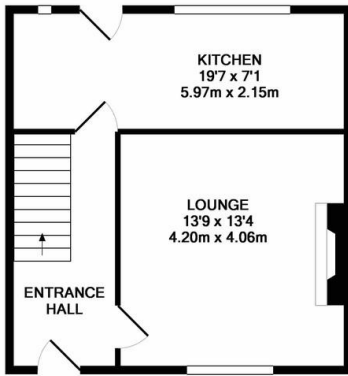


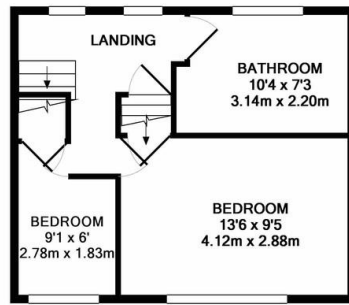


Property Summary

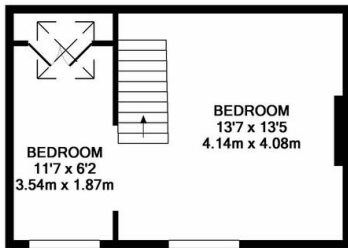
Immaculate semi detached cottage for sale in the popular village of Huncote. The village has a selection of local amenities, schools and pubs and has good access to transport links. The accommodation comprises entrance hall, lounge, kitchen diner, three/fo ur bedrooms, bathroom with four piece suite, courtyard style garden and off road parking for two cars. A real must see!



GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 262 SQ.FT.
(24.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
54	77	50	75

- Cul-De-Sac Location
- Semi Detached
- Cottage
- Three/Four Bedrooms
- Parking For Two Cars
- Courtyard Style Garden
- Four Piece Bathroom Suite
- Immaculate Throughout

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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