



FOR SALE

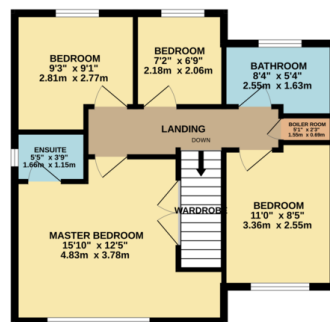
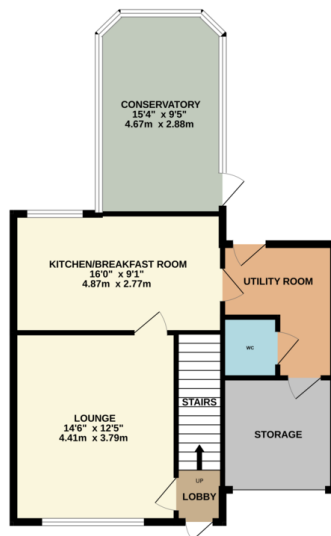
4 Bed Link Detached in Hickling Close, Leicester LE7 7QF
£325,000

Phillips George are pleased to introduce this four bedroom link detached family home in Rothley to the market. Set in a quiet cul de sac location, the property comprises lounge, kitchen / breakfast room, conservatory / dining room, utility room, WC and garage store downstairs, together with four bedrooms, master with en suite and family bathroom upstairs. The property has been decorated and maintained to a high standard and offers generous living space for a family, set in a highly desirable area.



GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprints 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 specifications shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Four Bedrooms
- Cul De Sac Location
- Link Detached
- Family Bathroom & En Suite
- Generous Family Living Space
- Conservatory
- Downstairs WC
- Desirable Location

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.

