



Main Street, Huncote, LE9



Guide price £220,000



Key Features

- Two Bedrooms, Master With Walk in Wardrobe
- Traditional Mid Terrace Property
- Sought After Village Location
- Off Road Parking
- Ideal Starter Home or Investment
- Gas Central Heating
- EPC rating C
- Freehold





Newton Fallowel are excited to welcome to the market this two bedroomed mid terrace house set in the sought after South Leicestershire village of Huncote, within walking distance to local countryside walks and amenities. The gas centrally heated accommodation comprises of an entrance hall, lounge, kitchen diner with a walk in pantry, with the first floor offering two bedrooms and a bathroom. The plot enjoys parking to the front with a private garden at the rear with outbuildings. An ideal starter home, an early viewing is strongly recommended.

Ground Floor

Upon entry to the home, you step into the entrance lobby with characterful flooring and a staircase ascending to the first floor. A door leads through to the reception room flooded with natural light by a double glazed window to the front elevation. A glazed door leads through to the kitchen diner, fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Zanussi' oven, four ring 'Neff' hob with extractor hood above, inset sink and drainer and space for appliances. Presented with tiled flooring, there is a central heating radiator, window to the rear elevation and a rear access door. A door leads to walk in pantry, with shelving, characterful tiled flooring, electric meter, wall mounted central heating boiler, consumer unit and a light.

First Floor

Moving upstairs you will find two well proportioned bedrooms, the master bedroom benefiting from having a walk in wardrobe. Completing the first floor is the bathroom fitted with a three piece suite comprising a p-shaped bath with a 'Triton' shower, pedestal wash hand basin and wc, with complementary tiled surrounds. There is also a window to the rear elevation and a heated towel rail. There is also access to a loft space which has some boarding.

Outside

A particular selling feature of the accommodation is the plot which firstly begins with a driveway providing parking and giving access to the front door. At the rear is a particularly private garden not overlooked from beyond, with patio area ideal for sitting, two outbuildings (one being useful storage and the other being a WC), fencing to boundaries and a variety of shrubbery. There is also a shared pathway to the rear giving access to the side and front.

Location

Nestled in the Leicestershire countryside, Huncote is a charming and well-connected village that blends rural tranquillity with everyday convenience. Known for its friendly community feel and attractive surroundings, the village offers a peaceful lifestyle while remaining within easy reach of nearby towns and major transport routes.

Huncote benefits from a range of local amenities, including a village shop, traditional pub, church, and well-regarded primary school, making it ideal for families and those seeking a strong sense of community. Outdoor enthusiasts are well served by the surrounding countryside, with scenic walking routes, cycling paths, and access to Huncote Leisure Centre and local sports facilities.

The village provides excellent connectivity to Narborough, Blaby, and Hinckley, as well as straightforward access to Leicester and the M1/M69 road network, perfect for commuters. Nearby rail links from Narborough Station offer direct services to Leicester and Birmingham.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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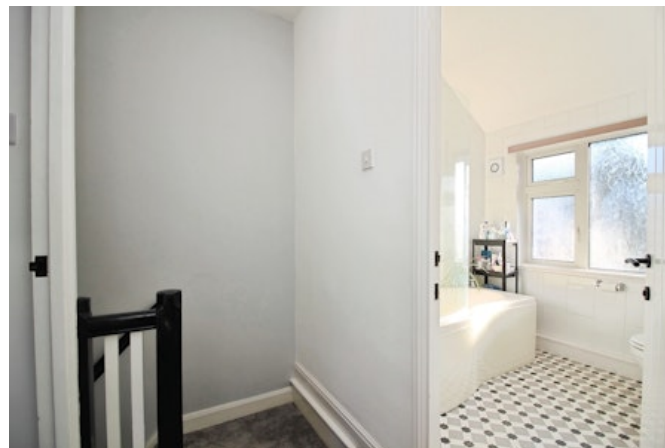
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