

## Room Sizes

### Porch

### Hallway

### Living Room

15'7" x 10'10"

### Dining Room

9'9" x 8'10"

### Conservatory

12'8" x 8'10"

### Kitchen

16'7" x 7'10"

### Utility

11'9" x 6'2" max

### Downstairs WC

### First Floor Landing

### Bedroom One

12'3" x 10'1"

### Bedroom Two

13'1" x 10'1"

### Bedroom Three

14'7" x 5'10"

### Bedroom Four

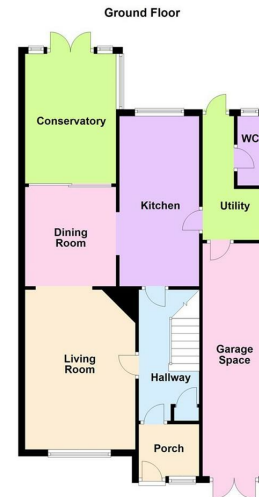
12'2" x 5'7"

### Bedroom Five

8'2" x 6'7"

### Family Bathroom

12'2" x 7'7"



Bennett Rise, Huncote, Leicester LE9 3AA  
Offers Over £330,000

**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

**FREE PROPERTY VALUATION** Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

# The Story Begins

- Extended Semi Detached Family Home
- Wonderful Open Views To The Rear
- Porch, Hallway & Living Room
- Modern Kitchen, Dining Area & Conservatory
- Separate Utility & Downstairs WC
- Five Well Proportioned Bedrooms & Family Bathroom
- Off Road Parking & Storage Garage Space
- Low Maintenance Rear Garden With Converted Garage Space
- Viewing Is Essential - By Appointment Only
- EPC Rating - D, Council Tax Band - B & Freehold

# Location Is Everything

The sought after Leicestershire village of Huncote lies approximately six miles from Leicester City Centre. Convenience shopping and leisure facilities are available in the village which include a Post Office, News Agent, and a Public House. Within a twenty minute drive, wider facilities are available at Fosse Park and Meridian Shopping, Entertainment and Business Centre. Being a rural area, there are ample footpaths, bridleways and cycle routes in the area. Within a ten minute drive there is an array of further leisure facilities catering for most interests.



# Inside Story

Become the proud new owner of this exceptional semi detached family home, impeccably maintained and thoughtfully extended. This spacious and beautifully appointed property offers everything you could desire and demands an internal viewing. Entering into the porch with ample space for hanging coats and placing shoes a further door leads into the hallway with stairs rise to the first floor, a cupboard for storage and a wood effect flooring. The living room has a bay window allowing natural light to flood through and a charming log burner, creating a cozy and inviting atmosphere. It seamlessly flows into the dining room, which boasts sliding patio doors opening into the conservatory, this versatile room provides additional living space and offers delightful views over the garden. Continuing on into the modern kitchen, a culinary enthusiast's dream, it is fitted with a range of wall and base units, contrasting work surface, tiled splashbacks and equipped with an electric oven, gas hob, extractor hood, integrated dishwasher, and wine cooler. Essential in every family home is the separate utility room providing additional storage space, plumbing for a washing machine and dryer and give access to the garage and downstairs wc. Travelling upstairs you will find five well proportioned bedrooms and an impressive family bathroom comprising of a low level wc, wash hand basin, corner bath and wall in shower. This room is completed with a heated towel rail and stylish tiles. Externally this home has a beautiful blocked paved driveway providing parking for several cars. You will not be disappointed by the rear garden, being a well-manicured haven, predominantly laid to lawn and featuring a paved patio area, perfect for outdoor entertaining or relaxation. A wooden store perfect for housing logs for the wood burner, A fabulous home awaiting a new family.

