

## Room Sizes

### Dining Room

11'4 x 11'2

### Living Room

15'1 x 11'4

### Kitchen

12'3 x 6'5

### Rear Porch

6'8 x 4'1

### Landing

15'2 x 2'8

### Bedroom One

11'4 x 11'2

### Bedroom Two

12 x 8'3

### Bathroom

12'3 x 6'5



**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

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**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.

Narborough Road, Huncote, Leicester LE9 3AW

£200,000

## The Story Begins

- Wonderful Victorian Terrace Home
- Delightful Non Estate Village Location
- No Upward Chain
- Living Room & Separate Dining Room
- Fitted Kitchen & Rear Porch
- Two Double Bedrooms & Bathroom
- Non Overlooked Rear Garden
- Gas Central Heating & Double Glazing
- Energy Rating - D
- Council Tax Band B

## Location Is Everything

The sought after Leicestershire village of Huncote lies approximately six miles from Leicester City Centre. Convenience shopping is available in the village which include a Post Office, News Agent and a Public House. There is a leisure centre as well as a well regarded Primary School. Within a twenty minute drive, wider facilities are available at Fosse Park retail park, Entertainment at the Meridian and a Business Centre. Surrounding a rural area, there are ample footpaths, bridleways and cycle routes including the popular walking spot at Croft Hill.



## Inside Story

Situated in the delightful village of Huncote occupying a non estate position stands this Victorian terrace home. Offered to the market with no upward chain nest highly advise an internal viewing to avoid disappointment. On approach to the home you will be greeted with a paved frontage. Entering into the inviting dining room there is an attractive wood effect floor, cast Iron fireplace with surround and a pretty window seat set within the bay. As you move into the living room you will find a convenient cupboard for storage and a staircase leading to the first floor. Fitted with shaker style wall and base units the kitchen has a work surface, tiled splashbacks and a sink drainer. There is an integrated oven, hob and extractor fan over as well as space and plumbing for appliances and a courtesy side door leading to the rear porch. This handy space is great for additional storage and has French doors that connect you to the garden. Travelling up to the first floor there are two good double bedrooms. The main bedroom is located to the front aspect and offers a built in storage cupboard and plenty of space for wardrobes and furniture. Over in the bathroom is a white suite comprising of pedestal wash hand basin, low level WC and bath with over head shower. Outside there is a side, gated entry. The garden has a lovely sense of privacy to the rear and a fenced perimeter. There is a patio area which is perfect for outside dining and the brick built BBQ area is ideal for those warm summer evenings spent with family and friends.

