

Room Sizes

Entrance Porch

7'02 x 1'08

Hallway

14'09 x 5'11

Living Room

9'11 x 16'01

Family Area

8'09 x 9'02

Conservatory

15'03 x 9'03 x 7'03

Open Plan Family Dining Kitchen

15'07 x 16'08 x 11'02

Utility Room

11'05 x 6'07

Storage Room

19'09 x 8'02

Main Bedroom

12'07 x 11'07

Bedroom Two

11'04 x 9'11

Bedroom Three

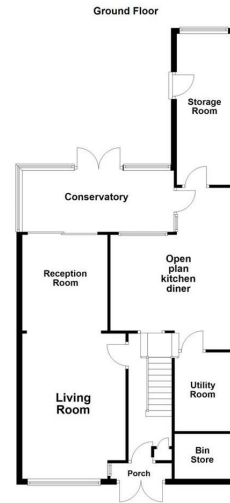
17'03 x 6'06

Bedroom Four

7'10 x 7'06

Family Bathroom

5'10 x 7'06



Denman Lane, Huncote LE9 3AL

£325,000

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?

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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.

The Story Begins

- Extended Semi Detached Family Home
- Stunning Open Views To The Rear
- Beautifully Presented Throughout
- Entrance Hallway, Living Room & Family Area
- Open Plan Family Dining Kitchen & Utility Room
- Conservatory & Storage Room With Potential For Conversion
- First Floor Landing & Family Bathroom
- Three Double Bedrooms & One Single Bedroom
- Awaiting Energy Rating
- Council Tax Band C & 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

Located within Denman Lane, this beautifully presented semi-detached house offers stunning open field views to the rear. Built in 1960, this great property has been tastefully extended and improved and must be viewed internally to truly appreciate.

As you step through the storm porch, you are greeted by an inviting entrance hallway with a wooden floor and staircase. There is a spacious living room with a feature fireplace, perfect for cosy evenings. New carpeting from the living room runs seamlessly into the family area. French doors from the conservatory connect you to the pretty garden.

The open-plan kitchen is fitted with neutral wall and base units, work surface, sink drainer and integrated oven, hob and extractor fan as well as plumbing for a dishwasher. The dining area is perfect for hosting family mealtimes and there is access to the utility room for added convenience and a courtesy door into the storage garage with electric roller door. Crying out for conversion the storage room has endless possibilities that you can tailor to your individual needs.

Upstairs, you'll find a family bathroom with a white suite and four bedrooms, three of which are generously sized double rooms and one single bedroom.

One of the highlights of this property is the stunning open views to the rear, providing a picturesque backdrop for everyday living. The garden is two tiered and has a patio area for dining, two lawn areas and well stocked borders.

There is a paved edge driveway at the front allowing parking for several vehicles, ensuring you never have to worry about finding a spot.

Don't miss out on the opportunity to make this extended semi-detached family home your own and enjoy the best of village living with modern comforts and fabulous views.

