

Room Sizes

Porch

5'3 x 5

Hallway

3'7 x 3'4

Living Room

12'3 x 12

Dining Area

12'8 x 10'4

Kitchen

12'8 x 5

Garden Room

8'8 x 6'8

First Floor Landing

6'5 x 2'8

Bedroom One

12'10 x 12'2

Bedroom Two

12'10 x 9

Bathroom

8'9 x 6'4

Garage



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.

Eunice Avenue, Huncote, Leicester LE9 3AQ

£210,000

The Story Begins

- Extended End Of Town House
- Delightful Village Location
- Ample Potential To Create A wonderful Home
- Driveway For Parking & Garage
- Mature & Enclosed Rear Garden
- Porch, Hallway & Living Room
- Dining Area, Kitchen & Garden Room
- Two Double Bedrooms & Bathroom
- 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 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

Welcome to Eunice Avenue, Huncote, Leicester - a charming village location perfect for those seeking a peaceful retreat. This extended end of town home offers great potential for those looking to put their own stamp on a property.

As you step inside, you are greeted by a handy porch and hallway leading to a cosy living room. The dining area is perfect for entertaining guests and there is a useful cupboard for storage. The kitchen is fitted with wooden wall and base units with work surface and stainless steel sink drainer. There is a integrated oven, hob and extractor fan as well as space for fridge freezer and plumbing for a washing machine. The lovely garden room is ideal for relaxing with a cup of tea while overlooking the garden whatever the weather.

Up on the first floor, you will find two double bedrooms offering ample space for relaxation. The main bedroom is located to the front of the home and benefits from built in wardrobes, along with a bathroom with white suite, tiling and an airing cupboard.

This property also boasts a driveway and garage, and an enclosed and mature garden where you can unwind and enjoy the outdoors.

With the added bonus of an extended layout and a replacement Worcester Bosch boiler, this home presents a fantastic opportunity for those with a vision to transform it into their dream abode. Don't miss out on the chance to make this house your own and create a cosy retreat in this delightful village setting.

