

FLOOR PLAN

DIMENSIONS

Porch
2'02 x 5'11 (0.66m x 1.80m)

Entrance Hall

Lounge
14'06 x 11' (4.42m x 3.35m)

Dining Area
9'02 x 8'09 (2.79m x 2.67m)

Dining Kitchen
10'03 x 15'03 max (3.12m x 4.65m max)

Downstairs Shower Room
6'07 x 3'03 (2.01m x 0.99m)

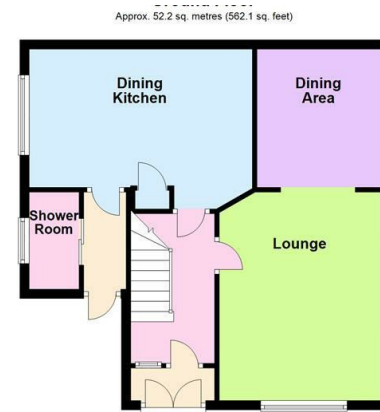
Landing

Bedroom One
12' x 10'01 (3.66m x 3.07m)

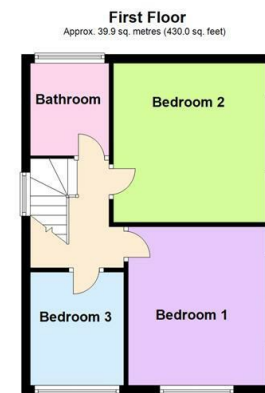
Bedroom Two
12' x 11'01 (3.66m x 3.38m)

Bedroom Three
8'07 x 6'11 (2.62m x 2.11m)

Bathroom
6'10 x 5'11 (2.08m x 1.80m)



Total area: approx. 92.2 sq. metres (992.1 sq. feet)



62 Narborough Road, Huncote, LE9 3AW

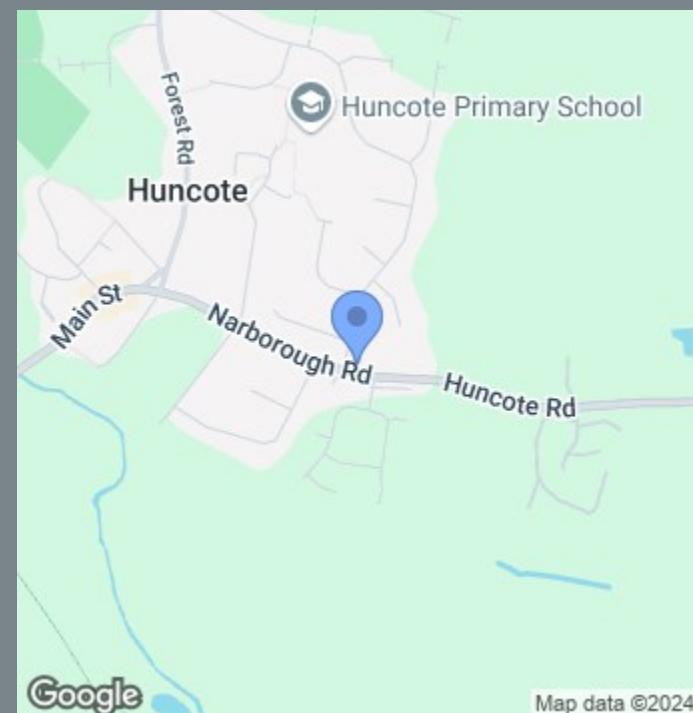
Offers Over £270,000

OVERVIEW

- Lovely Family Home On Corner Plot
- Beautiful Village Location
- Porch & Entrance Hall
- Lounge & Dining Area
- Dining Kitchen
- Downstairs Shower Room
- Three Bedrooms & Family Bathroom
- Driveway, Garage & Garden
- EER Rating - D, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Huncote is a small village known for its peaceful and picturesque surroundings, with traditional English countryside and a friendly community atmosphere. Huncote is surrounded by open fields and woodlands, making it an ideal location for nature lovers and those who enjoy outdoor activities such as walking, cycling, and bird watching. It has a range of amenities to serve the local population, including a primary school, a post office, a general store, and a public house. The Huncote Primary School has a good reputation and is an important part of the community, providing education for children from the village and surrounding areas. The village is well-connected, with easy access to major roads such as the A5 and the M1 motorway, making it convenient for commuters and those needing to travel further afield for work or leisure. Despite its proximity to larger urban areas, Huncote retains a rural charm and a sense of community that is often sought after by residents looking for a quieter pace of life.



THE INSIDE STORY

Nestled in the heart of a charming village, this spacious family home offers a perfect blend of comfort, style & convenience. Situated on a generous corner plot, the property boasts an array of features that cater to the needs of modern living while retaining a warm & inviting atmosphere. As you approach the house, you are greeted by a well-maintained wrap-around front garden that adds to the home's kerb appeal. The driveway leads to a garage, offering secure parking & additional storage space. The front porch provides a sheltered entrance, adding to the home's welcoming feel. Stepping inside, the entrance hall sets the tone for the rest of the house, with ample space for greeting guests & transitioning into the various living areas. The lounge is a comfortable retreat, filled with natural light from dual aspect windows, creating a bright & airy space for relaxation and family time. Adjacent to the lounge is the dining area which can be utilised to suit your own needs, whether it be a sitting room, play room or home office the choices are endless. The dining kitchen, creates an open & sociable space that is ideal for entertaining. The kitchen is a chef's delight, featuring modern appliances, an eye-level double oven & ample worktop and storage space. The downstairs shower room adds practicality & convenience to the ground floor layout. Ascending to the first floor, the landing leads to three generously sized bedrooms, each offering a peaceful retreat. The primary bedroom, with its dual aspect windows, provides a bright & spacious sanctuary for rest & relaxation. The family bathroom serves the bedrooms with ease, featuring a bathtub & shower combination, ensuring that morning routines run smoothly. The landscaped rear garden is a true highlight of the property, with a patio area that is perfect for al fresco dining & outdoor entertaining. The garden is thoughtfully designed with mature plants & shrubs, providing a tranquil outdoor space that complements the home'

