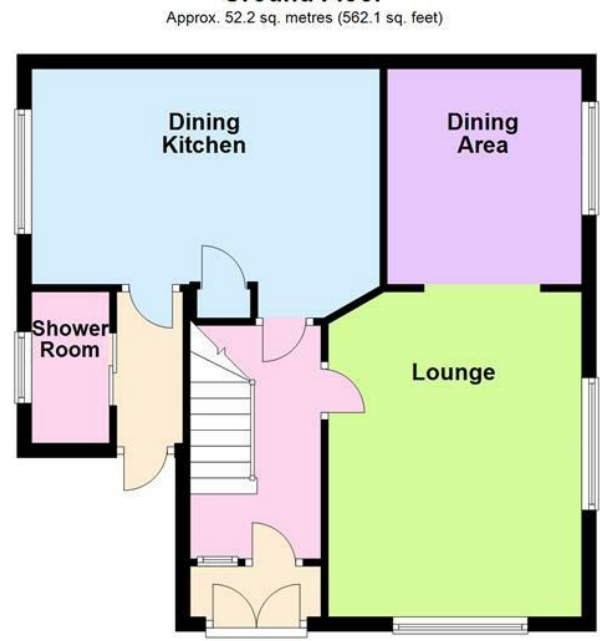
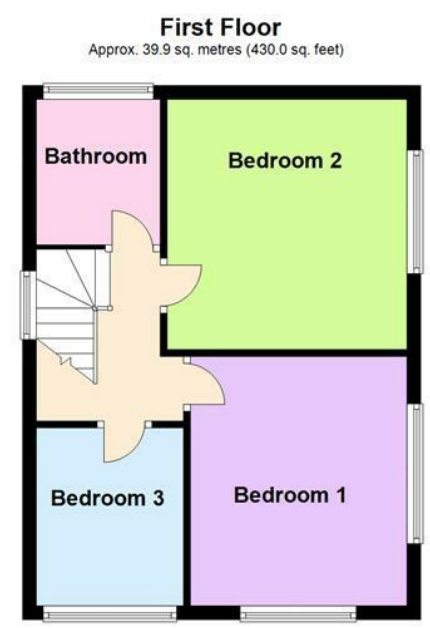


# FLOOR PLAN

- 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 (3.66mx 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)



**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 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

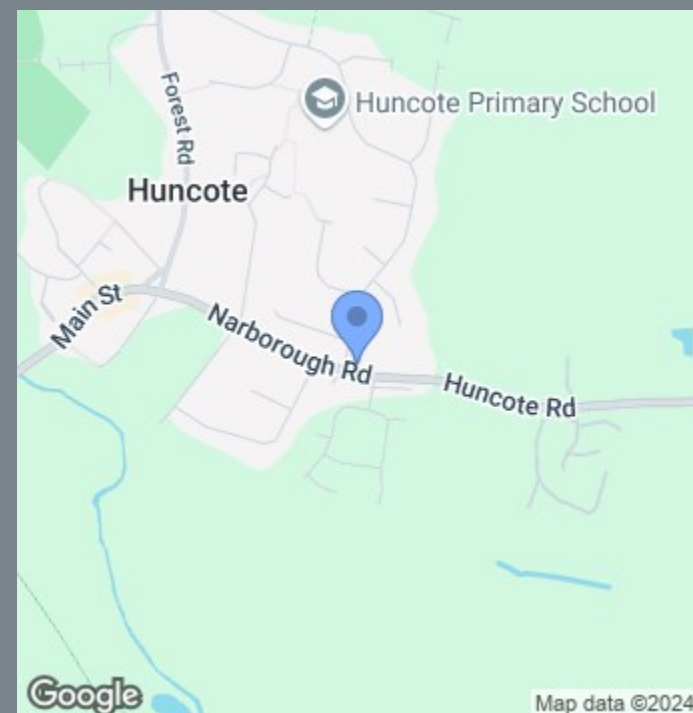
62 Narborough Road, Huncote, LE9 3AW  
**Asking Price £264,500**

## 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'

