22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk

# nestegg properties

# **FLOOR PLAN**

### DIMENSIONS

Porch 4'05 x 7'07 (1.35m x 2.31m)

Entrance Hall

Lounge 25'11 x 12'2 (7.90m x 3.71m)

Family Dining Kitchen 21'01 x 18'08 max (6.43m x 5.69m max)

Utility 6'02 x 10'08 (1.88m x 3.25m)

Conservatory 10'9 x 19'1 (3.28m x 5.82m)

**Dining Room** 14' x 9'8 (4.27m x 2.95m)

Downstairs Cloakroom 3'06 x 6'11 (1.07m x 2.11m)

Landing

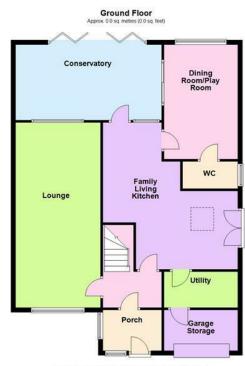
Bedroom One 16'4 x 10'7 (4.98m x 3.23m)

Bedroom Two 12'4 x 12'2 (3.76m x 3.71m)

Bedroom Three 9'8 x 12'2 (2.95m x 3.71m)

Bedroom Four 6'9 x 8'5 (2.06m x 2.57m)

Bathroom



Total area: approx. 0.0 sq. metres (0.0 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: OI16286 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 h

Can us on one 2017 social fee durice. 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 ven MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-oper

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 m 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 cu 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.

25 Denman Lane, Huncote, Leicestershire, LE9 3AL £395,000

### **OVERVIEW**

- Beautiful & Spacious Family Home
- Fabulous Village Location
- Porch & Entrance Hall
- Family Dining Kitchen & Utility Room
- Lounge & Conservatory
- Dining Room & Downstairs Cloakroom
- Four Bedrooms & Family Bathroom
- Driveway, Garage & Extensive Garden
- Viewing Is Essential
- EER D, Freehold, Tax Band E

## LOCATION LOCATION....

Huncote is a charming and friendly village nestled in the heart of Leicestershire, offering a perfect blend of rural tranquillity and modern convenience. Surrounded by beautiful countryside, it's an ideal spot for those who enjoy a quieter pace of life without being too far from the amenities of nearby towns and Leicester city. The village boasts a strong sense of community, with regular local events and an active parish council that helps bring residents together. Huncote is well-served for everyday needs, featuring a local shop, a post office, a popular pub, and a takeaway. Families are well catered for, with e Community Primary School providing quality education, and veral secondary schools just a short drive away. For those mmuting or heading into town, there are good transport links with gular bus services and easy access to the M1 and M69 motorways. The village also enjoys fantastic leisure opportunities with nearby sports facilities, walking trails, and the well-regarded Huncote Leisure Centre. Altogether, Huncote offers a warm and welcoming environment, making it a wonderful place to call home.











# THE INSIDE STORY

Nestled in the heart of a vibrant & friendly village, this spacious detached family home offers a perfect blend of modern comfort & countryside charm. From the moment you step into the welcoming porch, ideal for coats, boots & muddy paws, you're drawn into a thoughtfully designed space that caters to the needs of a growing family. The entrance hall leads to a generously sized lounge, where dual-aspect windows flood the room with natural light & a beautiful log-burning stove provides a cosy focal point, perfect for relaxing evenings. At the heart of the home lies the stunning family living kitchen, featuring timeless shaker-style cabinetry, contrasting worktops & appliances including a built-in dishwasher & twin eye-level ovens. A matching central island invites casual dining & conversation, seamlessly connecting to an adjoining utility room for added convenience. For those who love to entertain or simply enjoy indoor-outdoor living, the conservatory with bi-fold doors opens out across the entire rear elevation, blending the inside with the extensive rear garden & its open views. A separate dining room offers a more formal setting, or the flexibility to become a playroom or home office to suit your lifestyle. A downstairs cloakroom completes the ground floor. Upstairs, the landing leads to four well-proportioned bedrooms. The primary bedroom boasts dual-aspect windows, fitted wardrobes & a wash hand basin, creating a bright and functional retreat. The family bathroom offers a luxurious four-piece suite, including a walk-in shower, bath, WC, & wash hand basin, perfect for busy mornings or relaxing soaks. Outside, a driveway provides ample off-road parking, while the garage offers practical storage solutions. To the rear, the expansive garden features a generous patio area ideal for alfresco dining & a lush lawn that extends towards open countryside views — a true haven for children to play or adults to unwind.



