

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)

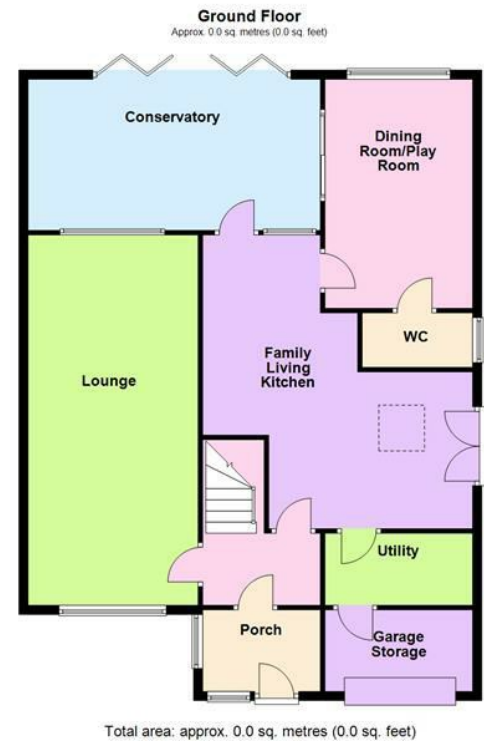
Bedroom Three

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

Bedroom Four

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

Bathroom





# 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 Huncote Community Primary School providing quality education, and several secondary schools just a short drive away. For those commuting or heading into town, there are good transport links with regular 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.

