

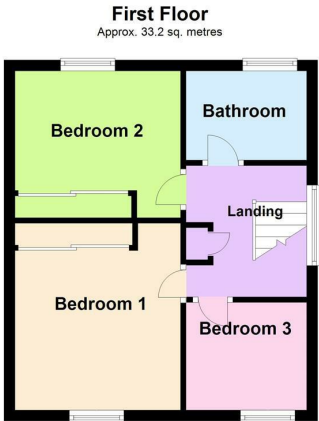
FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Living Room
14'1 x 19'5 (4.29m x 5.92m)
- Dining Room
8'6 x 9'9 (2.59m x 2.97m)
- Kitchen
16'8 x 11'7 (5.08m x 3.53m)

- Play Room
7'2 x 9'9 (2.18m x 2.97m)
- Bedroom One
9'11 x 10'9 (3.02m x 3.28m)
- Bedroom Two
9'8 x 10'100 (2.95m x 3.05m)

- Bedroom Three
7'1 x 8'1 (2.16m x 2.46m)
- Family Bathroom

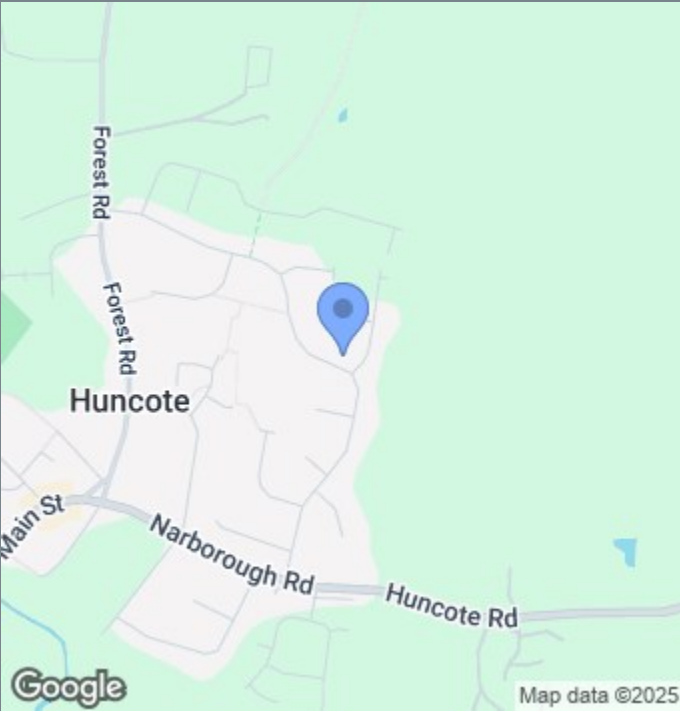


OVERVIEW

- Beautiful Extended Family Home
- Electric Car Charging Point
- Three Bedrooms
- Extended Kitchen Diner
- Great Size Rear Garden
- Sought After Location
- Viewings Highly Advised
- EPC Rating - tbc
- Council Tax band
- Freehold Property

LOCATION LOCATION....

Denman Lane is located in the heart of Huncote, a charming and well-connected village in southwest Leicestershire. Surrounded by countryside, the area offers a peaceful, semi-rural setting with a strong sense of community. Residents benefit from local amenities including a primary school, convenience store, pub, and leisure centre, as well as easy access to scenic walking routes and outdoor spaces. With its friendly village atmosphere and good transport links to nearby towns and Leicester city centre, Denman Lane is an ideal spot for those seeking a quieter lifestyle without being too far from urban conveniences.



THE INSIDE STORY

Set in the heart of the desirable village of Huncote, this beautifully presented three-bedroom, extended semi-detached home on Denman Lane offers stylish living, generous space, and modern convenience—perfect for families and professionals alike.

The property welcomes you with a spacious walk-in entrance hall leading to a bright and inviting lounge featuring a charming bay window. A separate dining room opens out to the rear garden via bi-fold doors, ideal for indoor-outdoor living and entertaining. The kitchen is a standout feature—well-sized and thoughtfully designed, complete with a central breakfast island and plenty of storage, also with bi-fold doors to the garden.

Part of the garage has been converted into a versatile playroom, while the remaining section offers valuable extra storage space. Upstairs, the home comprises three good-sized bedrooms, two of which have fitted wardrobes and a modern family bathroom, all finished to a high standard.

Outside, the property boasts a generous driveway with an electric vehicle charging point, and a well-maintained rear garden with a mix of lawn and patio—perfect for relaxing or hosting gatherings.

Located in a quiet and friendly village with local amenities, scenic walks, and excellent transport links nearby, this home offers the ideal blend of countryside charm and modern living.

Early viewings are highly recommended, as properties in this area are rarely available for long.

