

FLOOR PLAN

DIMENSIONS

Entrance Hall

Living Room

19'05 x 10'11 (5.92m x 3.33m)

Dining Area

17'9 x 9'0 (5.41m x 2.74m)

Kitchen

7'1 x 6'11 (2.16m x 2.11m)

Study/Reception Room

10'4 x 7'11 (3.15m x 2.41m)

Bedroom One

11'9 x 11'3 (3.58m x 3.43m)

Bedroom Two

11'3 x 7'5 (3.43m x 2.26m)

Bedroom Three

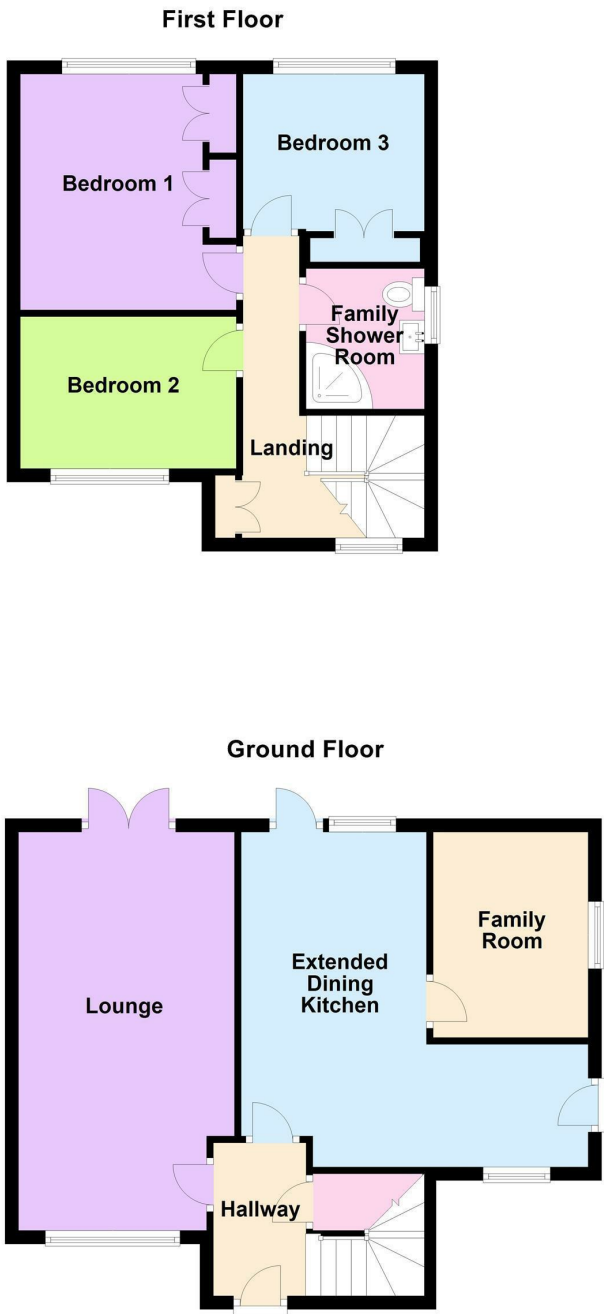
8'9 x 8'5 (2.67m x 2.57m)

Family Bathroom

7 x 5'10 (2.13m x 1.78m)

Detached Garage

23'7 x 10'11 (7.19m x 3.33m)



OVERVIEW

- Detached Family Home
- Electric Car Charging Point
- Three Reception Rooms
- Three Double Bedrooms
- Modern Family Bathroom
- Fantastic Size Rear Garden
- Cul-de-sac Location
- EPC Rating - D
- Freehold Property
- Council Tax Band - D

LOCATION LOCATION....

Robotham Close is a quiet, family-friendly cul-de-sac located in the charming village of Huncote. Surrounded by countryside, the area offers a peaceful setting while still being within easy reach of Leicester and major transport links. Huncote itself has a strong sense of community, with local amenities including a primary school, park, sports facilities, and village pub. It's an ideal location for families, professionals, or anyone seeking a balance between rural charm and modern convenience.



THE INSIDE STORY

Located in a peaceful cul-de-sac in the sought-after village of Huncote, this well-presented three-bedroom detached home occupies a generous plot and offers a versatile layout ideal for modern family living.

The property boasts excellent kerb appeal, with a large driveway providing ample parking, an electric vehicle charging point, and a detached garage for additional storage or workshop potential.

Inside, the welcoming entrance hall leads to the staircase, under-stairs storage, a spacious lounge, and an open-plan kitchen/diner. The lounge is positioned to the left and benefits from generous proportions, a stylish modern media wall, and patio doors opening directly onto the rear garden, perfect for entertaining or relaxing. The kitchen/diner is ideal for family life, featuring extensive cupboard and worktop space, with further access to the garden through a second set of patio doors. A fantastic bonus room, currently used as a music studio, offers flexibility to be transformed into a home office, playroom, or additional living area.

Upstairs, the property features three well-proportioned double bedrooms, two of which include fitted wardrobes. The contemporary family bathroom includes a shower cubicle, WC, and sink, while a convenient airing cupboard is located on the landing. New carpets have been recently fitted throughout the upper floor.

Outside, the private rear garden is a real highlight. Generously sized and ideal for families or entertaining. It features a well-maintained lawn, mature apple trees, and a spacious paved area perfect for outdoor dining and summer gatherings.

This home is sure to attract attention due to its generous plot size, modern features, and desirable location.

