

22a Cross Street, Enderby LE19 4NJ

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**NEST EGG**  
PROPERTIES

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

14'11 x 6'01 (4.55m x 1.85m)

#### Downstairs WC

#### Living Room

16'08 x 11'02 (5.08m x 3.40m)

#### Open Plan kitchen Diner

27'05 x 10'05 (8.36m x 3.18m)

#### Utility Room

9'01 x 8'10 (2.77m x 2.69m)

#### Store Room

8'10 x 7'10 (2.69m x 2.39m)

#### Bedroom One

15'09 x 10'06 (4.80m x 3.20m)

#### En-Suite Shower Room

#### Bedroom Two

19'07 x 8'09 (5.97m x 2.67m)

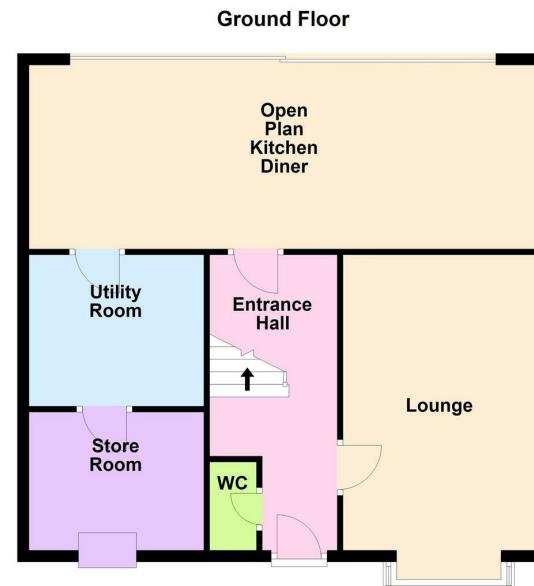
#### Bedroom Three

10'02 x 10'06 (3.10m x 3.20m)

#### Bedroom Four

10'06 x 6'10 (3.20m x 2.08m)

#### Bathroom



**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

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**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 on 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.

2 Chantry Close, Huncote, LE9 3AE  
**Offers Over £425,000**

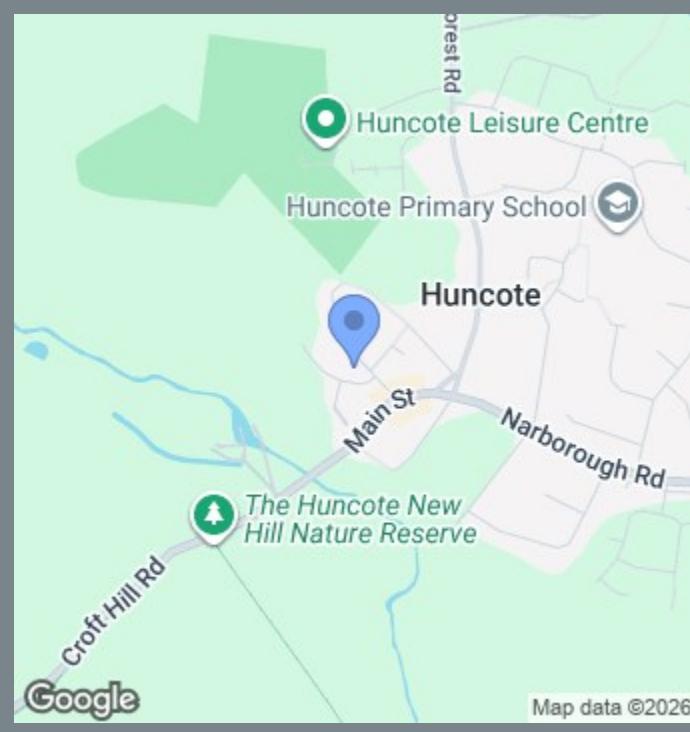
# OVERVIEW

- Four Spacious Bedrooms
- Ensuite Shower Room
- Family Bathroom & Downstairs wc
- Utility Room & Storage
- Large Open Plan Kitchen Diner
- Sought After Location
- Viewings Highly Advised
- EPC Rating - C
- Council Tax band - E
- Freehold Property

## LOCATION LOCATION....

Chantry Close is a popular residential location within the village of Huncote, known for its friendly community feel and excellent local amenities. The village offers a range of everyday conveniences including local shops, a post office, pub, and well-regarded primary school, all within easy reach. Huncote also benefits from good transport links, with a nearby train station and easy access to major road networks, making it ideal for commuters.

Surrounded by open countryside and scenic walks, yet close to neighbouring towns such as Narborough and Leicester, Huncote offers the perfect balance of village living with modern convenience. It is a peaceful, family-friendly area that appeals to those seeking a quieter lifestyle without sacrificing accessibility.



## THE INSIDE STORY

Situated on a desirable corner plot within the sought-after Chantry Close in Huncote, this attractive detached home offers fantastic kerb appeal and generous living space, making it an ideal family home. Perfectly positioned close to local shops and amenities yet nicely tucked away, the property also benefits from an ample driveway providing off-road parking.

Upon entering, you are welcomed by a bright entrance hall with access to a convenient downstairs WC and useful under-stairs storage. To the front of the property is a bay-fronted living room, offering a cosy and stylish space to relax.

The true heart of the home is the impressive 27ft open-plan kitchen diner, a real standout feature. This superb space boasts a modern fitted kitchen with integrated appliances, a breakfast bar, dining area, and a further seating/lounge area, ideal for modern family living and entertaining. Large sliding doors open seamlessly onto the rear garden, flooding the room with natural light. The garage has been cleverly converted to provide a practical utility room alongside additional storage.

Upstairs, the bay-fronted principal bedroom benefits from fitted sliding wardrobes and a contemporary en-suite shower room. Bedroom two is particularly spacious and light, while bedroom three enjoys views over the garden and features fitted wardrobes. Bedroom four is a generous single room, ideal as a child's bedroom, home office, or nursery.

The rear garden is both spacious and thoughtfully landscaped, featuring a combination of decked and slabbed seating areas alongside a neatly mown lawn. Well-established mature shrubs provide structure and interest, making the garden low maintenance during the winter months while offering a stunning display of colour and flowers throughout the summer – perfect for outdoor dining, entertaining, or family enjoyment.

This well-presented and versatile property offers everything a growing family could need, set in a popular and convenient location.

