

22a Cross Street, Enderby LE19 4NJ

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**NEST EGG**  
PROPERTIES

## FLOOR PLAN

### DIMENSIONS

#### Entrance Porch

Entrance Hall  
12'09 x 5'10 (3.89m x 1.78m)

#### Lounge

17'04 x 12'00 (5.28m x 3.66m)

#### Dining Room

9'02 x 9'09 (2.79m x 2.97m)

#### Kitchen

10'06 x 8'08 (3.20m x 2.64m)

#### Bedroom One

11'00 x 14'06 (3.35m x 4.42m)

#### Bedroom Two

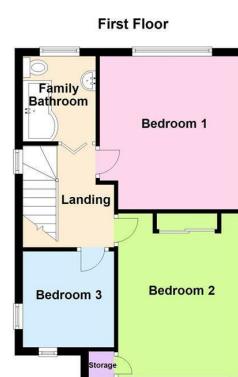
12'02 x 12'10 (3.71m x 3.91m)

#### Bedroom Three

7'11 x 7 (2.41m x 2.13m)

#### Family Bathroom

7'03 x 5'09 (2.21m x 1.75m)



**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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**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?

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Call us on 0116 2811 300 for free advice.

**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 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.

42 Ratcliffe Drive, Huncote, Leicester, LE9 3BA

Offers Over £280,000

# OVERVIEW

- Three Bedrooms
- Highly Sought After Location
- Perfect Family Home
- Living Room & Dining Room
- Newly Fitted Family Bathroom
- South Facing Garden
- Viewings Highly Advised
- Freehold Property
- EPC Rating - D
- Council Tax band - B

## LOCATION LOCATION....

Ratcliffe Road in Huncote sits within a peaceful Leicestershire village that blends rural charm with everyday convenience. The area is characterised by quiet residential streets, open green spaces, and easy access to surrounding countryside, making it popular with families and those seeking a calmer pace of life. Huncote itself offers a friendly village atmosphere with local amenities such as shops, schools, pubs, and a community centre, while still benefiting from good transport links to Leicester, Narborough, and the wider motorway network. Overall, Ratcliffe Road enjoys a pleasant setting that balances village living with practical connectivity.



## THE INSIDE STORY

A beautifully presented three-bedroom semi-detached family home, ideally located on the popular Ratcliffe Drive in Huncote.

This attractive Jelson-built home offers excellent kerb appeal and benefits from a private driveway providing parking for two vehicles with ease.

Upon entering the property, you are welcomed into a porch leading through to a spacious entrance hall, which provides access to the kitchen and living room, along with useful under-stairs storage.

The lounge is generously sized and filled with natural light, making it the perfect space to relax and unwind. To the rear, the separate dining room is ideal for formal dining and entertaining, featuring patio doors that open directly onto the rear garden.

The modern kitchen offers ample worktop space and a good range of cabinets, creating a practical and stylish cooking environment. There is also direct access to the garden from the kitchen.

Upstairs, the property boasts a recently renovated, contemporary bathroom, complete with underfloor heating, a bathtub with shower over, and modern fittings throughout.

There are two spacious double bedrooms, both offering excellent proportions, along with a good-sized single third bedroom featuring a unique porthole window, adding character and charm.

Outside, the south-facing rear garden is a real highlight, completely private, with a slabbed patio, well-maintained lawn, and a lovely play area, making it ideal for families and outdoor entertaining. You also have the benefit of a garage with electrics, perfect for storing your car or extra storage.

A perfect family home, situated in a highly sought-after location, early viewing is highly recommended.

