



Connells

Main Street
Huncote Leicester



Property Description

Huncote is a small village in South West Leicestershire. The village is small but still benefits from several amenities including a village pub, Post office, a few local shops, hairdressers and a couple of takeaways. At the edge of the village is Huncote Leisure Centre and is the home of Leicester Animal Aid - a pet rescue centre.

This two bedroom property has been recently fully renovated and is immaculately presented throughout. The property would make an ideal purchase and is situated in the sought after village of Huncote. Call now to view.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor and a door through to the lounge.

Lounge

12' x 11' 2" (3.66m x 3.40m)

With a double glazed window to the front of the property, fireplace, spot lights to the ceiling and vertical central heating radiator.

Kitchen/ Diner

15' 5" x 10' (4.70m x 3.05m)

Fitted with wall and base units, work surfaces housing the sink, double electric oven, electric hob with cooker hood over, integrated dish washer, plumbing for a washing machine, integrated fridge freezer, under stairs cupboard, vertical radiator, double glazed window to the rear of the property and door to the rear garden.



First Floor Landing

With stairs from the hallway and loft access.

Bedroom One

15' 5" x 10' 6" (4.70m x 3.20m)

With two double glazed windows to the front of the property, spot lights to the ceiling and central heating radiator.

Bedroom Two

10' 9" x 7' 10" (3.28m x 2.39m)

With a double glazed window to the rear of the property, built in wardrobes, central heating radiator and spot lights to the ceiling.

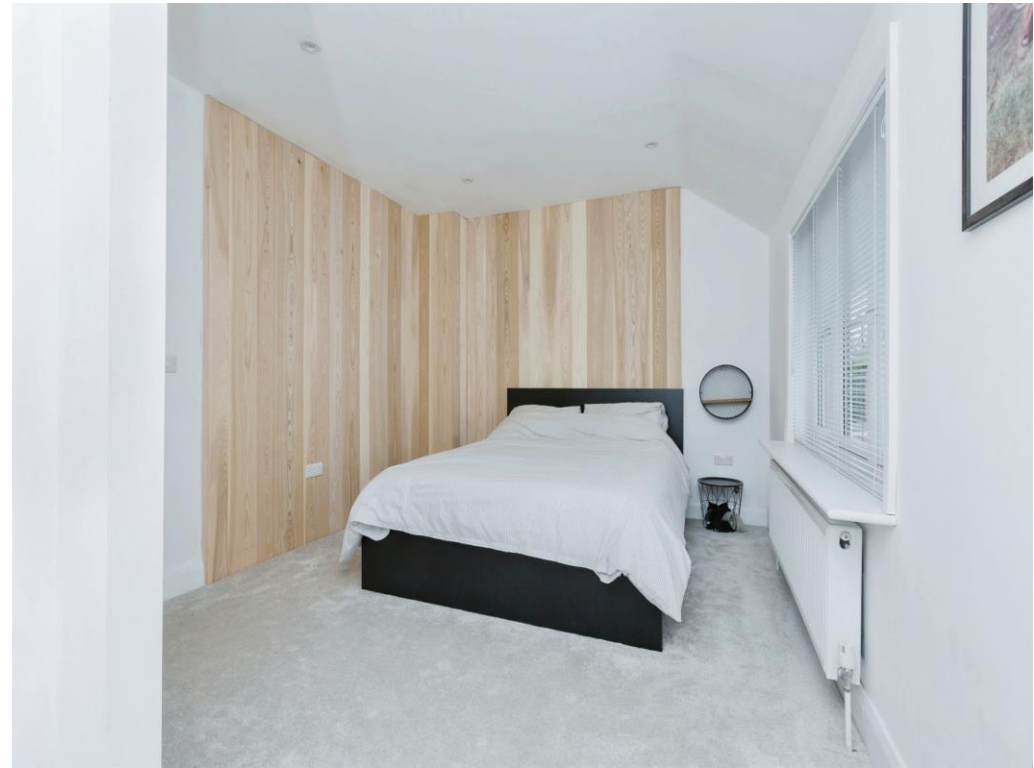
Shower Room

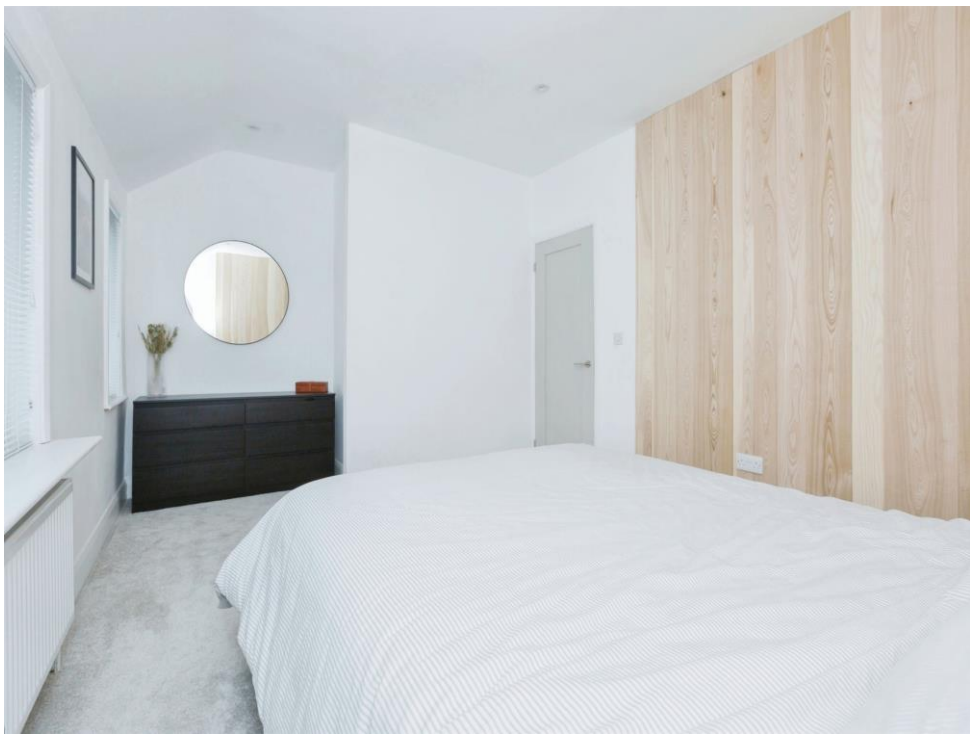
There is a shower cubicle, wash hand basin in a vanity unit, wc, shaver point, partly tiled walls, heated towel radiator and double glazed window to the rear of the property.

Outside

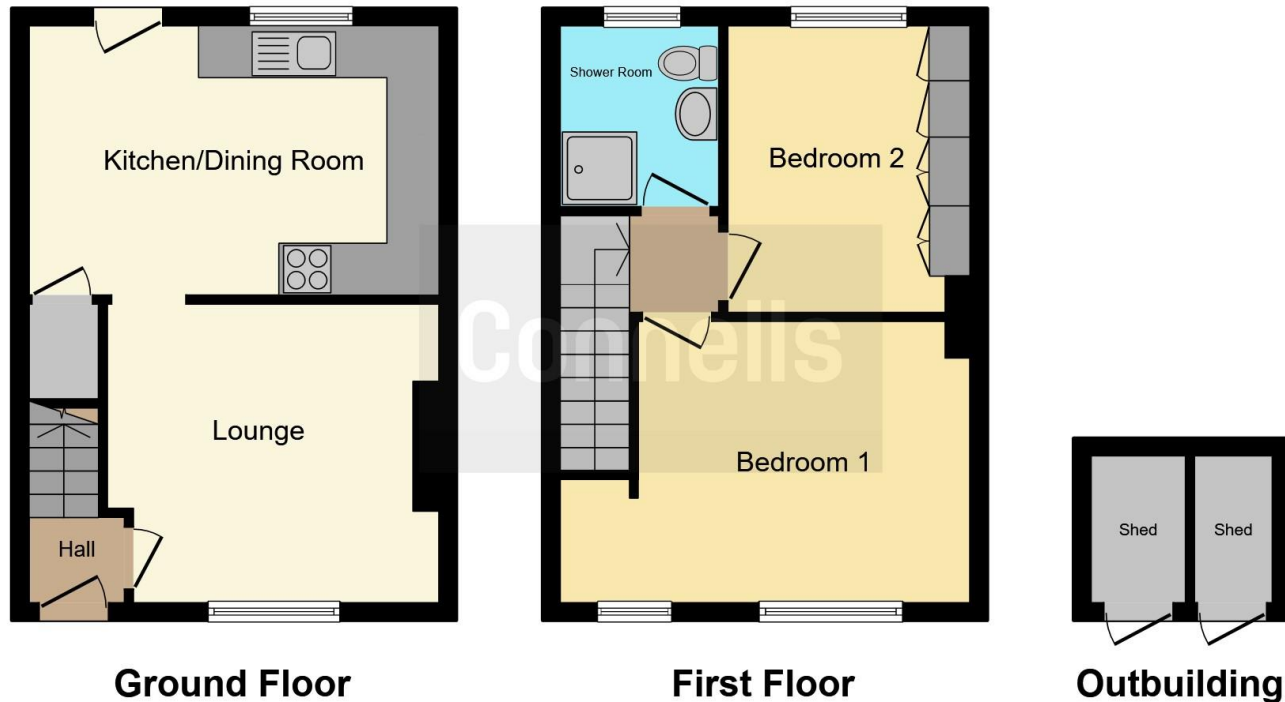
At the front of the property there is a driveway providing off road parking.

The rear garden has an outbuilding, lawn, gravelled areas, mature tree and fenced borders.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Enderby Road to the Foxhunter roundabout. Turn left at the Foxhunter and at the next roundabout continue straight ahead. Take the next right turn onto Huncote Road, following the road to the village of Huncote, which then becomes Main Street where the property is located.

EPC Rating: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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