



Connells

Forest Road
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 is bungalow is situated in the sought after village of Huncote and is being offered to the market with no onward chain. The property is immaculate throughout and has views from the rear garden making it an ideal spot for a quiet life. Call now to view.

Entrance Hall

With a door to the side of the property with double glazed windows either side and central heating radiator.

Lounge

20' 7" x 11' 5" (6.27m x 3.48m)

With a double glazed window to the side of the property, double glazed French doors to the rear garden, two central heating radiators and feature fireplace.

Kitchen/ Diner

16' 9" x 11' 7" (5.11m x 3.53m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated double electric oven, gas hob with cooker hood over, integrated dishwasher, integrated fridge, central heating radiator, spot lights to the ceiling, double glazed window to the side of the property and double glazed French doors to the rear garden.

Utility Room

8' 8" x 6' (2.64m x 1.83m)

With wall and base units, work surfaces housing the sink drainer, splashback tiling, plumbing for a washing machine, space for a freezer and tumble dryer, central heating boiler, central heating radiator and double glazed door to the side of the property.



Bedroom One

12' 8" x 11' 11" (3.86m x 3.63m)

With two double glazed windows, built in wardrobes, central heating radiator and door to the en-suite..

En-Suite

There is a shower cubicle, wash hand basin, wc, heated towel radiator, partly tiled walls, tiled flooring and double glazed window.

Bedroom Two

12' 2" x 9' 5" (3.71m x 2.87m)

With a double glazed window to the side of the property, built in wardrobes, loft access and central heating radiator.

Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls, tiled flooring, central heating radiator and double glazed window to the side of the property.

Outside

At the front of the property there is a driveway leading to the double garage.

The rear garden has a lawn, patio seating area, mature shrubs and trees and fenced borders.

Double Garage

15' 10" x 16' 10" (4.83m x 5.13m)

with an up and over electric door, power and lighting and a single door to the side.

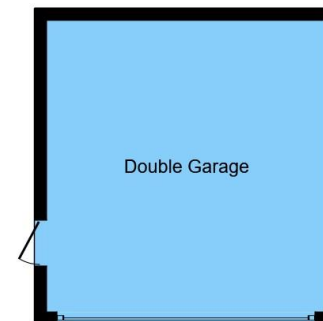








Floor Plan



Outbuilding

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

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directions to this property:

Proceed out of Blaby along Enderby Road. Proceed over the next roundabout and carry on up to the Foxhunter roundabout and take the first exit. Proceed along going straight ahead at the next roundabout and at the Honda garage turn right onto Huncote Road. Continue along here and turn right onto Forest Road where the property is located.

EPC Rating: C

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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