



**Connells**

St. James Close  
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 three bedroom detached property is situated in the sought after village of Huncote and is being offered to the market with no onward chain. The property has a large rear garden and has huge potential for anyone looking for their next home. Call now to view.

### Entrance Porch

With a door to the front of the property and door through to the hallway.

### Hallway

There is a door from the porch, stairs rising to the first floor and central heating radiator.

### Lounge

16' 2" into bay x 11' ( 4.93m into bay x 3.35m )

With a double glazed bay window to the front of the property, fireplace and central heating radiator.

### Kitchen

17' 2" max x 11' 8" max ( 5.23m max x 3.56m max )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven, electric hob, cooker hood, plumbing for a washing machine, double glazed window to the rear of the property and door to the side.

### Cloakroom

There is a wc and wash hand basin.

### Dining Room

15' 3" x 10' 7" ( 4.65m x 3.23m )

With two double glazed windows to the side of the property, central heating radiator and double glazed patio doors to the rear of the property.

## First Floor Landing

With stairs rising from the hallway, loft access and double glazed window to the side of the property.

## Bedroom One

14' 8" max x 10' 7" into robes ( 4.47m max x 3.23m into robes )

With a double glazed bay window to the front of the property, built in wardrobes and central heating radiator.

## Bedroom Two

12' 5" x 10' 9" ( 3.78m x 3.28m )

With a double glazed window to the rear of the property, boiler cupboard and central heating radiator.

## Bedroom Three

8' 2" x 6' 10" ( 2.49m x 2.08m )

With a double glazed window to the front of the property and central heating radiator.

## Shower Room

There is a shower cubicle, wash hand basin, wc, tiled walls, central heating 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 large rear garden has a lawn, pond, mature shrubs and shed.

## Garage

There is an up and over door, power and light and a window at the rear.



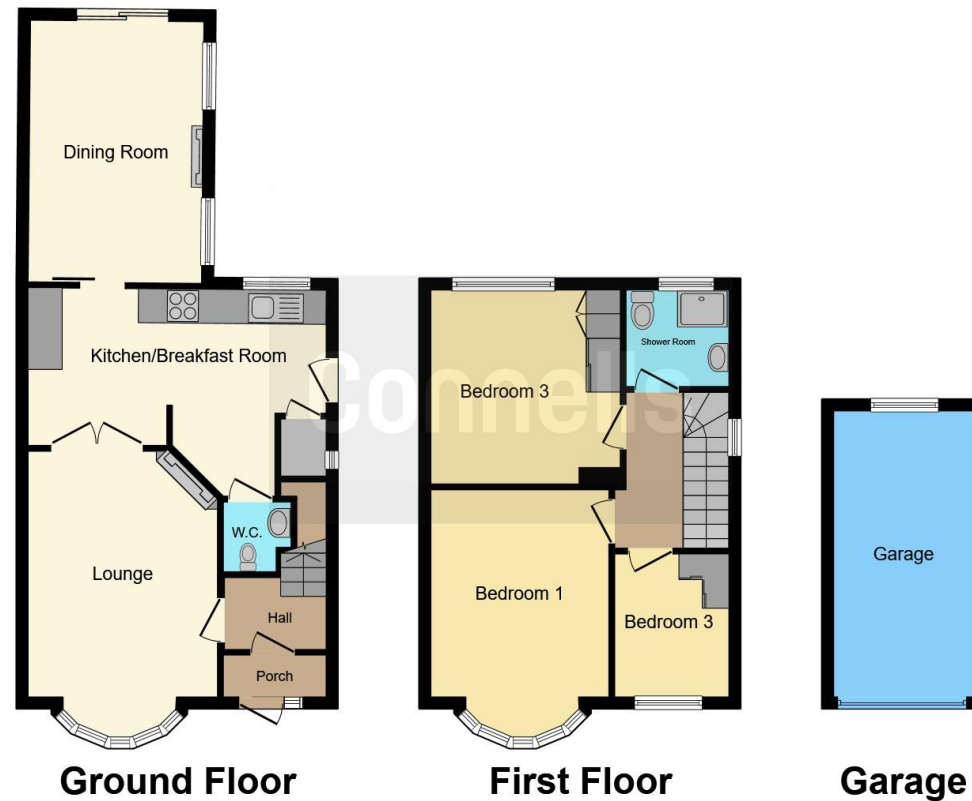












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**view this property online** [connells.co.uk/Property/BLA309383](http://connells.co.uk/Property/BLA309383)

#### directions to this property:

On leaving our Blaby office, proceed along the Enderby Road up to the Foxhunter roundabout. Take a left at this roundabout down to the Desford Road roundabout, proceed straight over taking the first right onto the Huncote Road. Proceed along this road into the village of Huncote and take the third turning on the left onto St James Close where the property is located.

**EPC Rating: D**

Tenure: Freehold



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