

## FLOOR PLAN

### DIMENSIONS

#### Porch

5'06 x 7'02 (1.68m x 2.18m)

#### Lounge Diner

26'03 x 14'05 max (8.00m x 4.39m max)

#### Kitchen

13' x 15'10 (3.96m x 4.83m)

#### Pantry

#### Landing

#### Bedroom One

12'04 x 11'03 (3.76m x 3.43m)

#### Bedroom Two

11'03 x 9'11 (3.43m x 3.02m)

#### Bedroom Three

8' x 14'06 (2.44m x 4.42m)

#### Bedroom Four

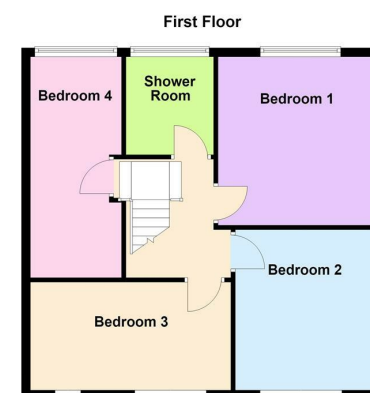
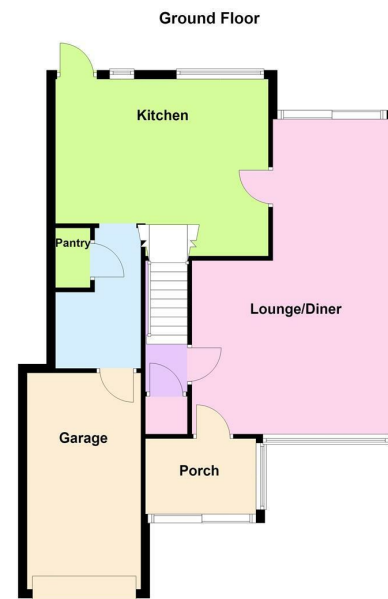
15'06 x 6'07 (4.72m x 2.01m)

#### Shower Room

7' x 6'04 (2.13m x 1.93m)

#### Garage

16'06 x 8'01 (5.03m x 2.46m)



**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  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
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.

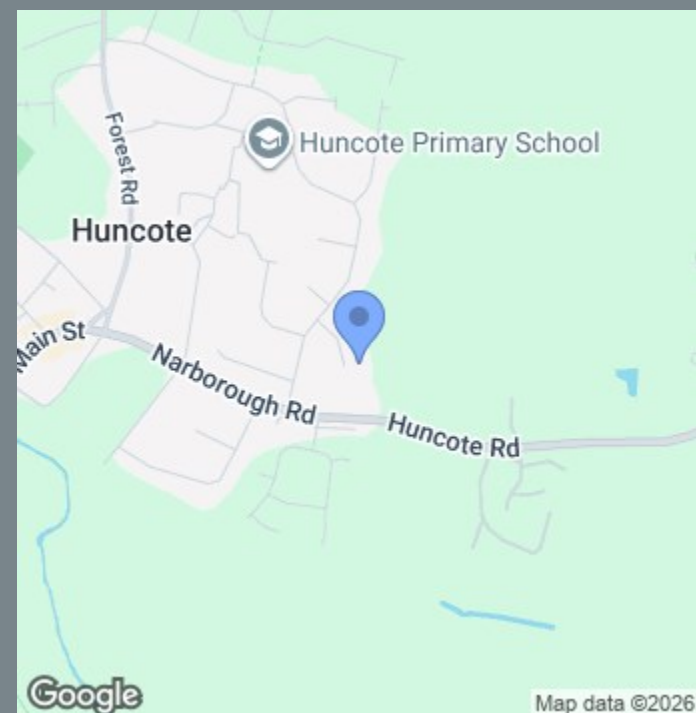
The Squirrels, 10 Fritchley Close, Huncote, LE9 3AR  
Offers In Excess Of £325,000

## OVERVIEW

- Spacious Family Home
- Cul De Sac Location
- No Onward Chain
- Porch & Lounge Diner
- Extended Kitchen
- Walk In Pantry
- Four Bedrooms & Shower Room
- Driveway & Garage
- Lovely Garden
- EER - tbc, Freehold, Tax - C

## LOCATION LOCATION....

Fritchley Close enjoys a peaceful cul-de-sac position within the highly regarded village of Huncote, a charming village that offers a wonderful blend of countryside living and modern convenience. Renowned for its friendly community and welcoming atmosphere, Huncote is a popular choice for families and professionals seeking a quieter pace of life without compromising on amenities. The village benefits from local shops, a traditional pub and everyday conveniences, while nearby Enderby, Narborough and Fosse Park provide a wider range of shopping, dining and leisure facilities. Families are well served by Huncote Community Primary School, together with a choice of nearby secondary schools. Surrounded by open countryside, the village offers an abundance of scenic walking routes, bridleways and green spaces, making it ideal for those who enjoy the outdoors. Despite its tranquil setting, Huncote is exceptionally well connected, with easy access to Leicester city centre, the M1, M69 and major road networks, alongside regular public transport links. Combining village charm, beautiful surroundings and a genuine sense of community, Fritchley Close enjoys a wonderful setting in one of south Leicestershire's most desirable villages.



## THE INSIDE STORY

Situated within a quiet cul-de-sac in a sought-after village location, this extended semi-detached family home offers spacious & versatile accommodation, making it the perfect place for a growing family. Offered to the market with no onward chain, it presents an excellent opportunity to move straight in while adding your own personal touch over time. A useful porch welcomes you into the home before leading through to the spacious lounge diner. The lounge area enjoys a window to the front aspect & is centred around a charming feature fireplace, creating a warm & inviting place to relax with family or friends. The dining area provides ample room for entertaining, family meals & special occasions, with patio doors opening onto the garden to create a seamless flow between indoor & outdoor living. The extended kitchen is well designed with an excellent range of wall & base units complemented by contrasting work surfaces, offering plenty of storage & preparation space for busy family life. A breakfast bar provides the perfect place for informal dining or a morning coffee, while the window & door overlooking the garden allow natural light to flood the room. A useful storage area with a walk-in pantry offers fantastic additional storage & provides the potential to create a separate utility area, freeing up valuable space within the kitchen. Upstairs, the landing leads to four well-proportioned bedrooms, providing flexible accommodation for family members, guests, or those working from home. The primary bedroom benefits from fitted wardrobes, while the shower room provides a practical space for everyday use. Outside, the property continues to impress with a driveway providing off-road parking & access to the garage. The rear garden has been beautifully established over the years, featuring a patio ideal for outdoor dining, a raised decked seating area, mature shrubs & established trees that create a peaceful, private setting to enjoy throughout the seasons.

