

Connells

Cooper Close
Huncote Leicester

Cooper Close
Huncote Leicester LE9 3AJ

for sale
£240,000







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.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Offered to the market with no onward chain, this well-presented three-bedroom semi-detached home is situated in the highly sought-after village of Huncote. An excellent opportunity for first-time buyers, the property offers spacious and versatile accommodation throughout.

Porch

There is a door at the front of the property and a door leading through to the hallway.

Entrance Hall

There is a door from the porch, central heating radiator and stairs rising to the first floor, under stairs cupboard, coving to the ceiling and further storage cupboard.

Lounge

With a double glazed window to the front of the property, central heating radiator, coving to the ceiling and double doors through to the dining room.

Dining Room

With double doors from the lounge, central heating radiator and patio doors leading out to the rear garden.

Kitchen

Fitted with matching wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, plumbing for a washing machine, integrated electric oven and hob with cooker hood over, spot lights to the ceiling, window to the rear of the property and door to the side 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

There is a double glazed window to the rear of the property and central heating radiator.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

There is a bath with shower over, wash hand basin in a vanity unit, w.c. with concealed cistern, partly tiled walls, central heating radiator and double glazed window to the side of the property.

Outside

At the front of the property there is off road parking which leads through to the car port.

The rear garden has a patio seating area, lawn and timber fencing.

Garage

With an up and over door to the front and a door at the side.







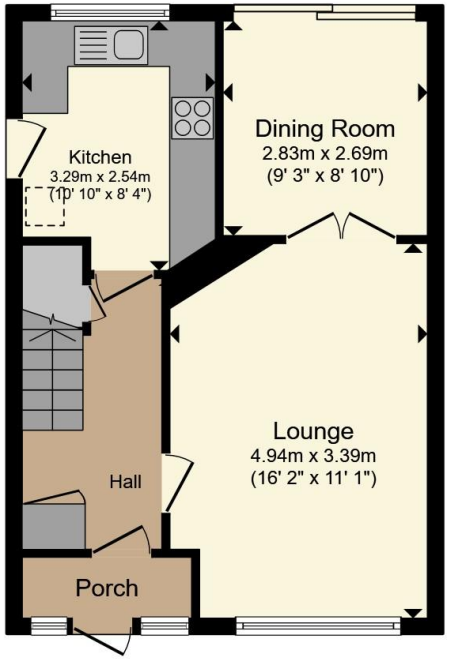




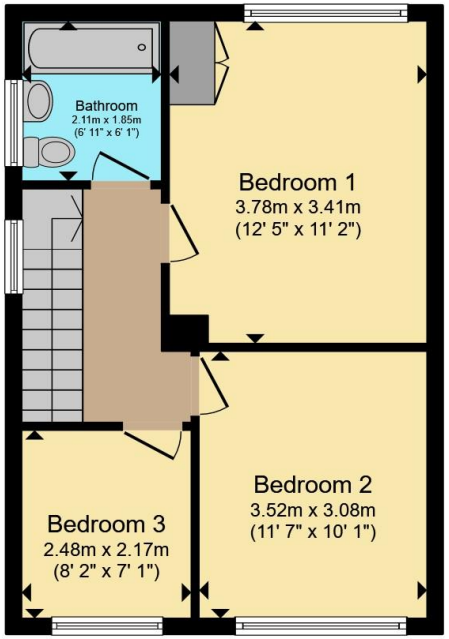




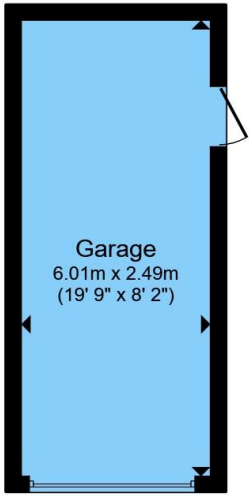




Ground Floor



First Floor



Garage

Total floor area 98.8 m² (1,064 sq.ft.) approx

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.propertybox.io

Connells

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view this property online connells.co.uk/Property/BLA310195

directions to this property:

Proceed out of Blaby along the Enderby Road, proceed over the roundabout up until the Foxhunter roundabout. Take the first exit along Leicester Road going straight over the roundabout. At the Honda garage turn right onto Huncote Road. As you enter the village of Huncote take the first right onto Denman Lane then the third left onto Cooper Close where the property is located.

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

The Property Ombudsman

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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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