

# FLOOR PLAN

**DIMENSIONS**

**Entrance Hall**

**Living Room**  
16'6 x 11'7 (5.03m x 3.53m)

**Kitchen/Dining Room**  
16'6 x 10'00 (5.03m x 3.05m)

**Bedroom One**  
16'7 x 8'2 (5.05m x 2.49m)

**En-Suite**  
7'11 x 3'5 (2.41m x 1.04m)

**Bedroom Two**  
10'11 x 7'11 (3.33m x 2.41m)

**Bedroom Three**  
9'1 x 7'5 (2.77m x 2.26m)

**Family Bathroom**  
22'11"36'1" x 19'8"29'6" (7'11 x 6'9)



Total floor area 96.6 sq.m. (1,040 sq.ft.) approx



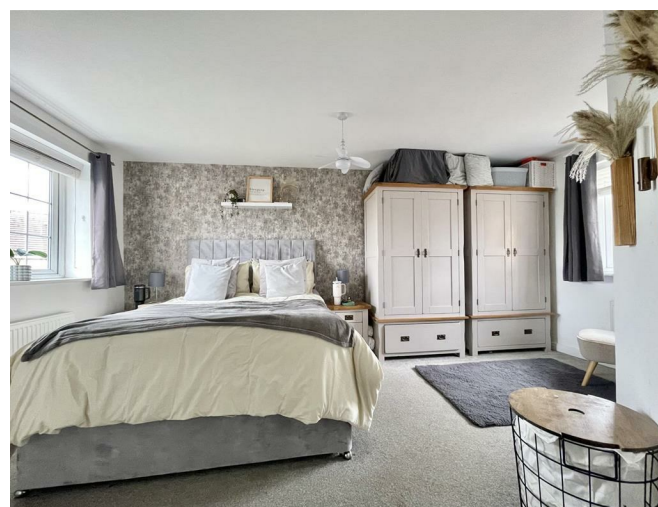
**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will 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.

15 Haines Road, Huncote, LE9 3BU  
**Offers Over £270,000**

## OVERVIEW

- Three bedroom Family Home
- Quiet & Sought After Location
- Countryside Views
- Modern En-Suite Shower Room
- Parking Space For Two Cars
- Front & Rear Garden
- Viewings Highly Advised
- Council Tax band - C
- EPC Rating - B
- Freehold Property

## LOCATION LOCATION....



## THE INSIDE STORY

Situated on the edge of a popular modern development in the sought-after village of Huncote, this well-presented three-bedroom semi-detached home offers spacious and contemporary living throughout, along with attractive countryside views.

The property welcomes you into a generous entrance hallway with useful storage and access to a surprisingly spacious downstairs WC. The lounge is a bright and comfortable room, running from the front to the rear of the property, creating an ideal space for relaxing or entertaining. The kitchen diner is equally impressive, fitted with a range of modern base and eye-level units, integrated oven, hob and extractor, with a dining area to the rear benefiting from French doors that open out onto the garden, allowing for plenty of natural light and a seamless indoor-outdoor feel.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious master bedroom with its own en-suite shower room, while two of the bedrooms enjoy pleasant countryside views. The family bathroom is modern in style and fitted with a bath and shower over, wash hand basin and WC. Externally, the property continues to impress, with a neatly presented front garden featuring lawn and decorative planting, alongside a driveway providing off-road parking and access to the rear. The rear garden is mainly laid to lawn with a patio seating area and gated access, making it ideal for both families and entertaining. Built in 2015 and positioned in a quiet village setting, the property offers a perfect balance of modern living and countryside surroundings, while still being within easy reach of Leicester and local transport links. Early viewing is highly recommended to avoid missing out.

