

Room Sizes

Entrance Hall

WC

Kitchen

12'3" x 8'8"

Lounge/Diner

15'9" x 11'9"

Bedroom 1

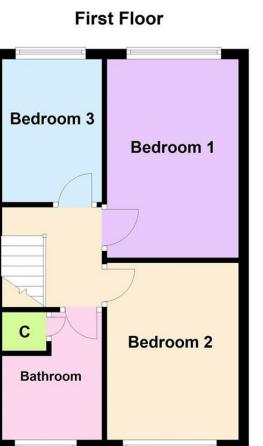
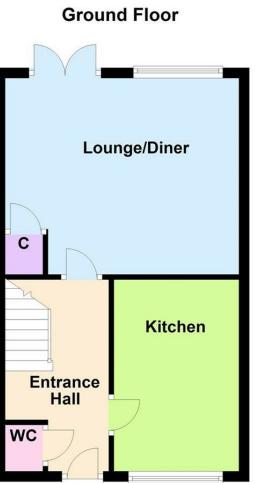
13'0" x 8'8"

Bedroom 2

11'5" x 8'8"

Bedroom 3

9'2" x 6'0"



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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.



Haines Road, Huncote LE9 3BU

Offers Over £280,000

The Story Begins

- Modern Detached Home
- Ideal Family Home
- Lounge / Dining Room
- Fitted Kitchen
- Downstairs WC
- Three Bedrooms & Family Bathroom
- Garage & Driveway
- Enclosed Garden
- Freehold
- EPC Rating B & Council Tax C

Location Is Everything

The sought after village of Huncote lies approximately six miles from Leicester City Centre. Convenience shopping and leisure facilities are available in the village which include a Post Office, News Agent, and a Public House. Within a ten minute drive, wider facilities are available at Fosse Park and Meridian Shopping, Entertainment and Business Centre. Being a rural area, there are ample footpaths, bridleways and cycle routes in the area.



Inside Story

Welcome to this fabulous detached home, a stylish and comfortable residence that perfectly combines contemporary design with practicality. As you step into the entrance hall, you'll immediately appreciate the size with doors leading to your downstairs living and the essential Wc.

The kitchen is situated to the front aspect and comprises a range of sleek wall and base units, a sink drainer, and ample work surface, convenient plumbing for a washing machine, an oven, gas hob, and extractor fan, and space for a fridge freezer, making it a functional and inviting space. The living room/dining room is light and airy, a useful understairs storage cupboard and has French doors leading to the garden, providing a seamless flow between indoor and outdoor living.

Moving to the first floor, you will find three generously sized bedrooms. Each room is thoughtfully designed, offering you ample space for your needs. The bathroom is equipped with a bath, featuring a shower over it, a wash handbasin and a low-level WC .

Externally, the property features an enclosed rear garden. This tranquil space is adorned with a lawn, decking, raised planters, Cotswold stones and a summer house, creating an ideal setting for outdoor activities and alfresco dining. Outside to the front is the garage and a driveway providing off road parking.

Don't miss the opportunity to make this fantastic home yours.

