

35 Quarry View Close, Huncote - LE9 3EH

Guide Price £250,000

NEWTON FALLOWELL

The Property Ombudsman

35 Quarry View Close

Huncote, Leicester

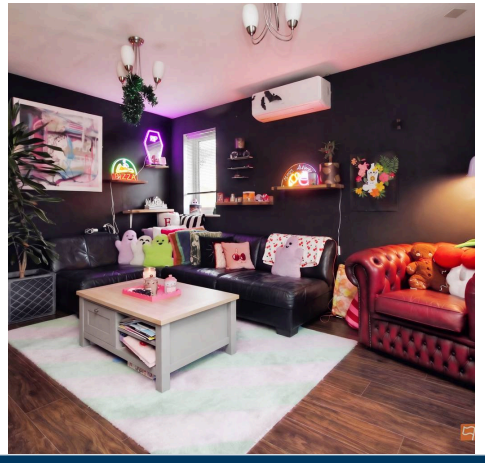
Newton Fallowell are excited to welcome to the market this two bedroomed semi detached house set in the sought after South Leicestershire village of Huncote, within walking distance to local countryside walks and amenities. The gas centrally heated and double glazed accommodation comprises of an entrance hall, lounge with dual aspect glazing and an air conditioning/heater unit, kitchen diner with storage, rear lobby and downstairs WC, with the first floor offering two bedrooms (one of which has been divided into two sections) and a contemporary bathroom. The corner plot enjoys front and rear lawned gardens, with parking beyond. An ideal starter home, an early viewing is strongly recommended. Also available at 35% Shared Ownership!

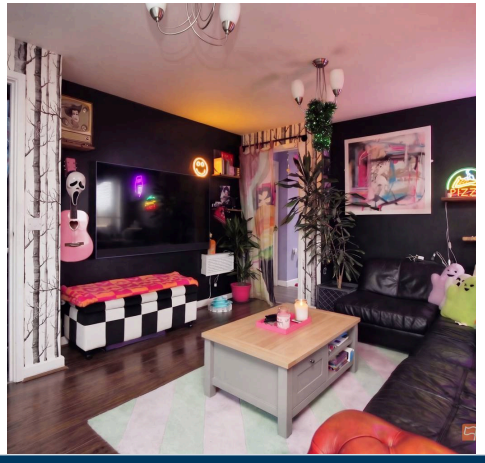
Council Tax band: B

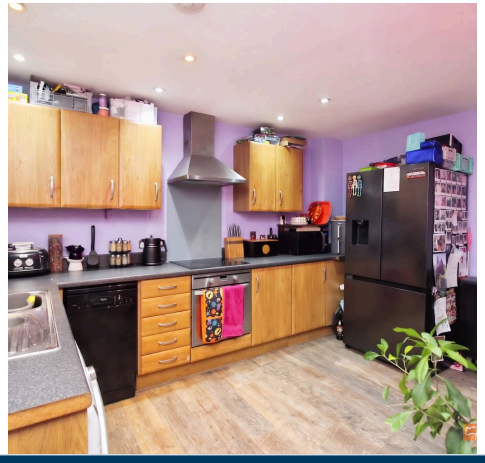
Tenure: Freehold

- Two bedrooms
- Modern semi detached home
- Allocated parking to the rear
- Sought after village location
- Downstairs WC
- Electric and air source pump heating and double glazing
- Also available at 35% Shared Ownership!
- Need independent mortgage advice? Get in touch today!
- EPC Rating TBC
- Viewings strictly by appointment only!

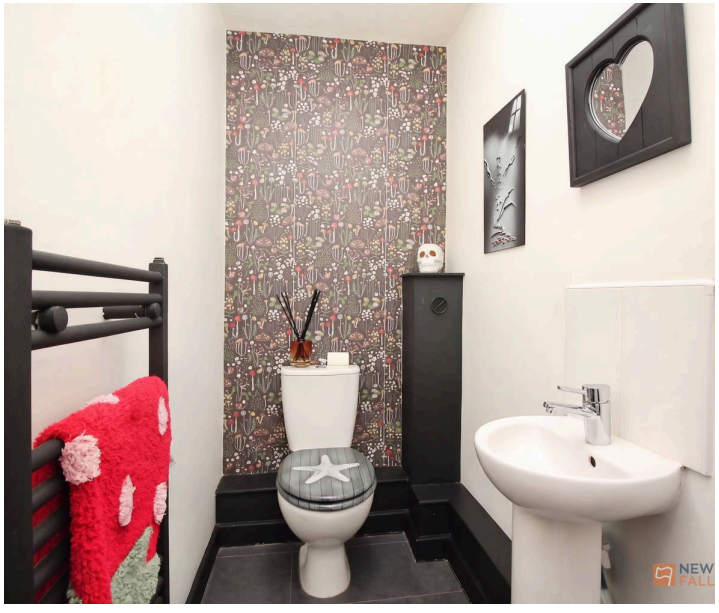


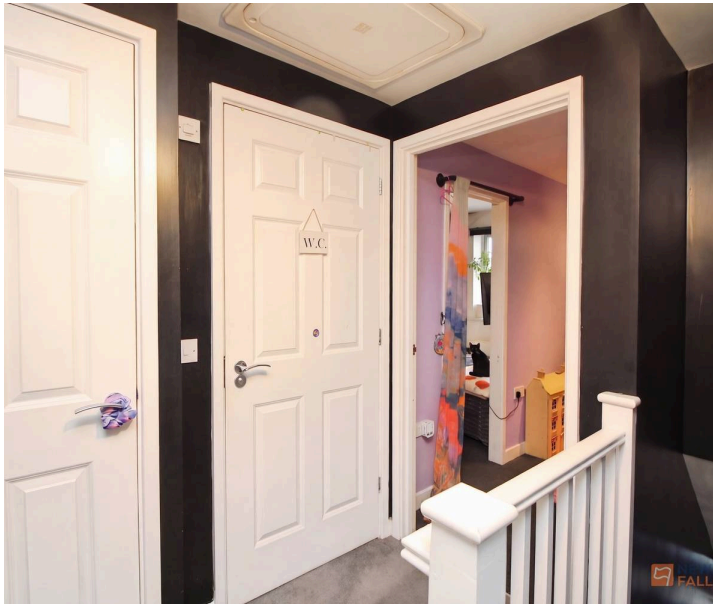












Location

Nestled in the Leicestershire countryside, Huncote is a charming and well-connected village that blends rural tranquillity with everyday convenience. Known for its friendly community feel and attractive surroundings, the village offers a peaceful lifestyle while remaining within easy reach of nearby towns and major transport routes. Huncote benefits from a range of local amenities, including a village shop, traditional pub, church, and well-regarded primary school, making it ideal for families and those seeking a strong sense of community. Outdoor enthusiasts are well served by the surrounding countryside, with scenic walking routes, cycling paths, and access to Huncote Leisure Centre and local sports facilities. The village provides excellent connectivity to Narborough, Blaby, and Hinckley, as well as straightforward access to Leicester and the M1/M69 road network, perfect for commuters. Nearby rail links from Narborough Station offer direct services to Leicester and Birmingham.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

PLEASE NOTE: This property is also available at 35% SHARED OWNERSHIP (Leasehold).

If you were to purchase the 35% SHARE, the rent is £364.62.

There is also a service charges £9.25 for the upkeep of the development.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

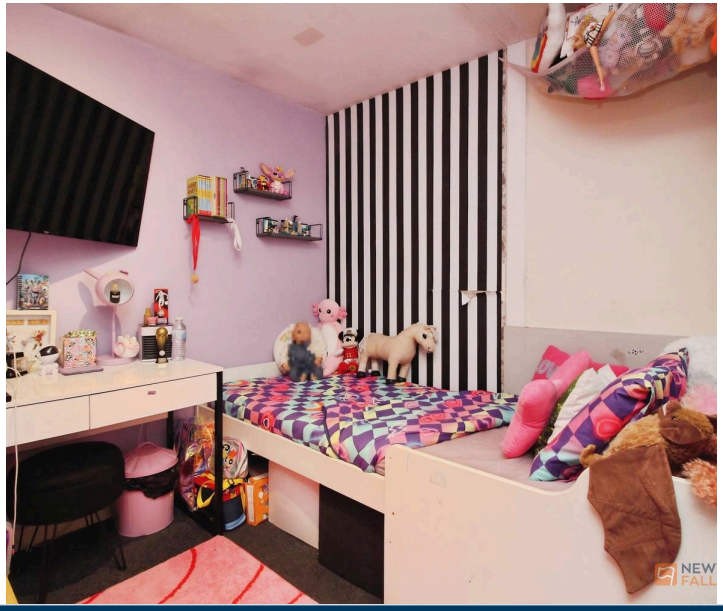
We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

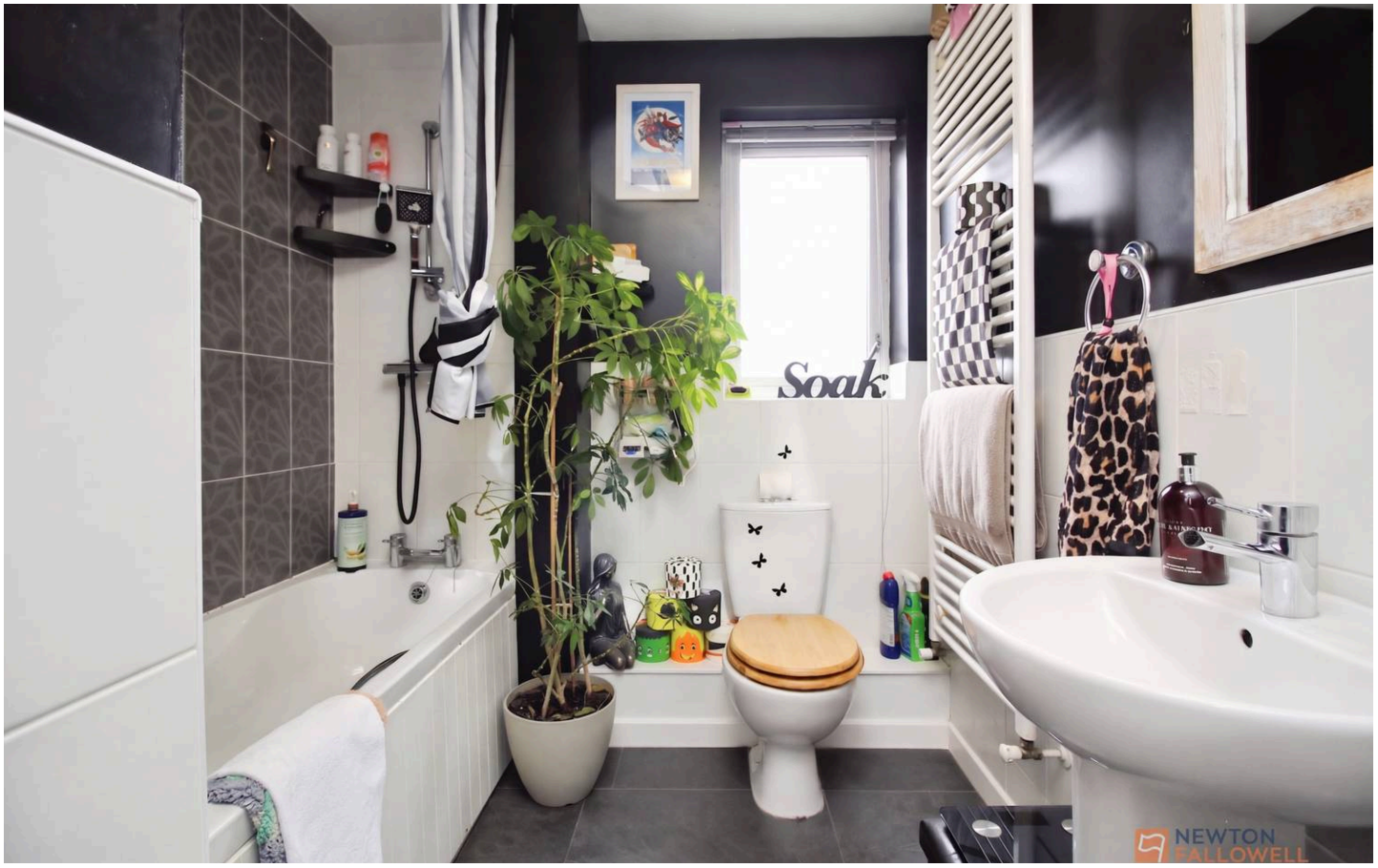
Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly. The checks are carried out once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (PLUS. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks."











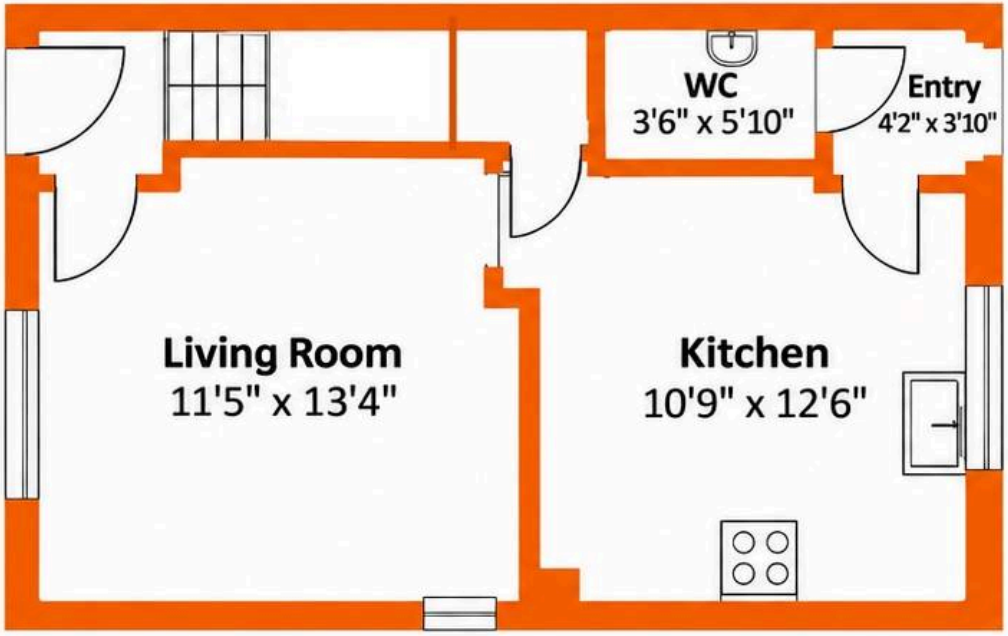


Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.

NEWTON FALLOWELL



Ground Floor



First Floor

For illustrative purposes only. Not to scale. All dimensions are approximate.

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