

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

### Living Room

13'04 max x 14'08 max

### Dining Room

8'11 x 10'06

### Kitchen

8'05 x 10'06

### Utility

7'11 x 5

### Sun Room

9'01 x 11'03

### WC

2'09 x 5'09

### Bedroom One

10'08 x 13'03 max

### En-Suite

4'05 x 8'01

### Bedroom Two

15'08 max x 10'08/6'06

### Bedroom Three

10'08 x 9'04

### Bedroom Four

7'09 x 12'11

### Garage



**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.

Chantry Close, Huncote, Leicester LE9 3AE

£415,000

# The Story Begins

- Beautiful Detached Family Home
- Entrance Hallway
- Spacious Living Room
- Fitted Kitchen & Separate Dining Room
- Sun Room
- Useful Utility Area
- Four Bedrooms
- En-Suite & Shower Room
- Enclosed Garden & Off Road Parking
- Freehold EPC Rating - TBC Council Tax Band - D

# 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 beautiful detached home located on Chantry Close in the village of Huncote. This delightful home is an ideal choice for families. As you enter, you are welcomed by the entrance hallway that leads into a bright and airy living room, perfect for relaxation and entertaining. Adjacent to the living room, you will find the dining room that is separate from the well-fitted kitchen, that provides a functional space for culinary enthusiasts. The utility room is a practical addition, offering convenient access to the garden, which is perfect for outdoor gatherings or simply enjoying the fresh air. One of the standout features of this property is the sunroom, a lovely spot to unwind while basking in natural light, also with direct access to the garden. A handy WC is conveniently located on the ground floor for guests. Venturing upstairs, you will discover four double bedrooms, with the master bedroom benefiting from its own ensuite. A shared shower room serves the other bedrooms, and there is ample cupboard space, including a useful airing cupboard. The garden is enclosed, providing a peaceful retreat with lovely green views to the rear, ideal for children to play or for gardening enthusiasts. Additionally, the property includes an integral garage, perfect for storage or as a workshop, and off-road parking is available at the front, ensuring convenience for residents and visitors alike. This property offers a wonderful blend of comfort, space, and practicality, making it a must-see for anyone looking to settle in Huncote.

