



Connells

Haines Road
Huncote Leicester

Haines Road
Huncote Leicester LE9 3BU

for sale offers in excess of
£325,000



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.'

This immaculate three bedroom detached property is an ideal home. The property has spacious rooms throughout, a garage and benefits from an idyllic south facing garden. Viewing is highly recommended to appreciate everything this property has to offer.

Entrance Hall

This large and spacious entrance hall has a door to the front of the property and stairs rising to the first floor.

Cloakroom

There is a low level wc, wash hand basin, central heating radiator and double glazed window to the front aspect of the property.

Kitchen/Diner

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, central heating radiator, tiled flooring and double glazed window to the front of the property

Lounge

With double glazed window and French doors to the rear of the property, under stairs cupboard and central heating radiator.

First Floor Landing

With stairs rising from the ground floor and loft access - which is partly boarded (not checked by the agent).

Bedroom One

With 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 rear of the property and central heating radiator.

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls, heated towel radiator, airing cupboard and double glazed window to the front of the property.

Outside

At the front of the property there is a pathway leading to the front door. A path at the right side of the property leads to a gate through to the rear garden.

A driveway at the other side provides off road parking and leads to the garage.

The south facing idyllic rear garden is laid to lawn with planters, patio seating area with power points and timber fenced borders.

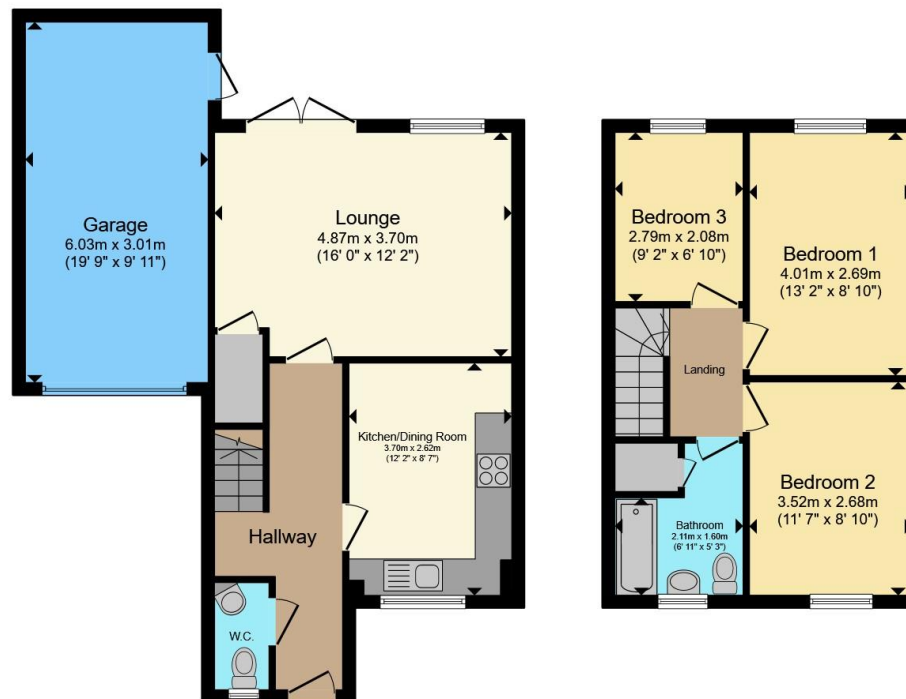
Garage

With an up and over door, power and lighting and a single door leading to the rear garden.









Ground Floor

First Floor

Total floor area 96.2 m² (1,036 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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA310134

directions to this property:

Proceed out of Blaby along Enderby Road and continue over at the roundabout. At the Foxhunter roundabout turn left, proceed over the next roundabout and then turn right onto Huncote Road. Continue into the village and turn left onto Daultry Road, left onto Preston Way and right onto Haines Road where the property is situated.

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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