

Room Sizes

Porch

Entrance Hall

Lounge

16'2" x 10'11"

Dining Kitchen

17'2 x 8'10

Conservatory

16'2" x 9'4"

Bedroom One

11'1" x 11'6" max

Bedroom Two

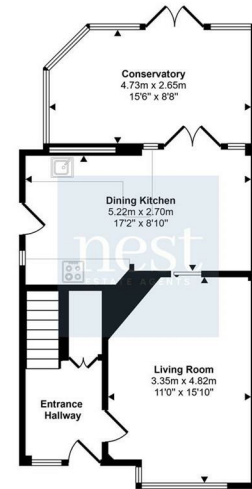
11'5" x 10'9"

Bedroom Three

8'0" x 7'6"

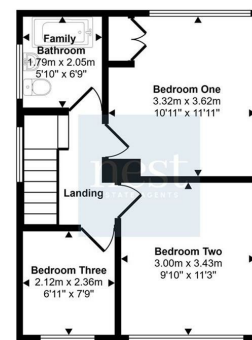
Bathroom

5'10 x 6'9



Ground Floor
Approx 53 sq m / 568 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 38 sq m / 408 sq ft

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Narborough Road, Huncote, Leicester LE9 3AW

£269,950

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

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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.

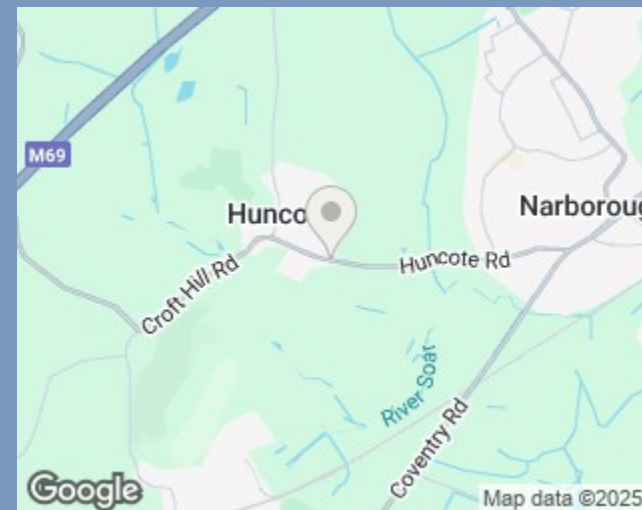
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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.

The Story Begins

- Well Presented Semi Detached Home
- Porch & Entrance Hall
- Lounge
- Fitted Kitchen/Diner
- Bright Conservatory
- Three Well Sized Bedrooms
- Family Bathroom
- Garage
- Off Road Parking
- Freehold EPC Rating - TBC Council Tax Band - B

Location Is Everything

Set back from the road this truly delightful home demands an internal viewing. Open views to the front and a non over looked garden to the rear this home stands out from the crowd. The sought after Leicestershire 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. A lovely village to live.



Inside Story

This spacious wonderful family home offers generous living across two floors. As you enter through the porch, you are welcomed into the entrance hall, where stairs lead to the first floor. The bright and airy lounge features a front-facing window that allows natural light to fill the room.

The stunning, refitted kitchen/diner is the heart of this home. It has been beautifully designed with a variety of modern wall and base units, providing ample work surfaces along two walls. The kitchen includes a sink unit with a drainer, an integrated hob and oven with an overhead extractor, as well as space for a fridge and freezer and plumbing for a washing machine. A breakfast bar adds convenience, making it perfect for informal family meals or entertaining friends. There is also ample space if you would like to include a dining table. From here, patio doors open into a conservatory, a wonderful space to relax while overlooking the garden. This versatile room can be adapted to suit your family's needs.

On the first floor, you will find three bedrooms, two of which are generous doubles. The family bathroom is modern and features a white three-piece suite, including a low-level WC, a wash hand basin, and a bath with an overhead shower.

Externally, this home offers block-paved off-road parking for several vehicles at the front, along with gated access leading to the garage. The rear garden is enclosed and not overlooked, primarily laid to lawn, with a patio area that is perfect for outdoor relaxation—a lovely haven for family gatherings and enjoyment.

