





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.

This semi-detached property is in the sought after village of Huncote and benefits from four bedrooms, bathroom & shower room and a utility room. There are field views to the rear and viewing is highly recommended.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor, under stairs cupboard and central heating radiator.

Shower Room

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

Lounge

With a double glazed window to the front of the property and central heating radiator.

Dining Room

There is a storage cupboard, patio doors leading out to the rear garden and door through to the kitchen.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for a cooker with cooker hood over, space for a fridge freezer, central heating radiator, door to the utility room, door to the rear of the property and double glazed window to the rear of the property.

Utility Room

There are base units and plumbing.

First Floor Landing

With stairs rising from the ground floor and an airing cupboard.

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 rear of the property and central heating radiator.

Bedroom Three

With a double glazed window to the front of the property and central heating radiator.

Bedroom Four

With a double glazed window to the front of the property and central heating radiator.

Family Bathroom

There is a bath with mixer taps, wash hand basin, wc, fully tiled walls, central heating radiator and double glazed window to the side of the property.

Outside

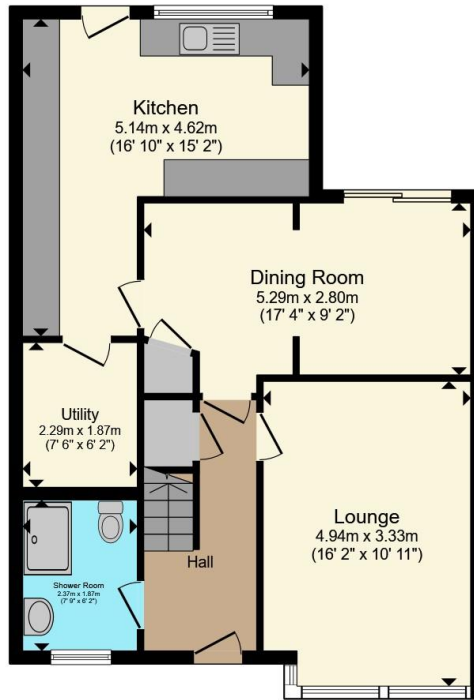
At the front of the property there is a driveway providing ample off road parking and mature shrubs.

The rear garden has a patio seating area, lawn, mature shrubs and trees and fenced borders.

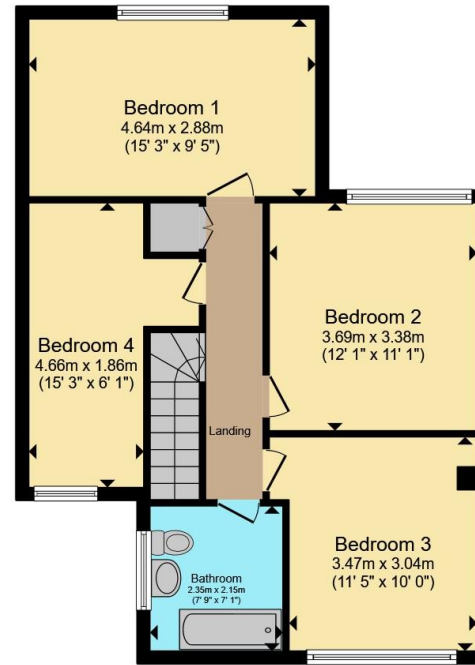








Ground Floor



First Floor

Total floor area 129.3 m² (1,392 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

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To view this property please contact Connells on

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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, then into Huncote Road. Continue into the village and turn right into Denman Lane where the property is situated.

EPC Rating: D Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310021



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