1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
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nest
ESTATE AGENTS

Room Sizes

Hallway
11 x 6

Living Room
14 x 11

Dining Room
9 x 8

First Floor Landing
8 x 7

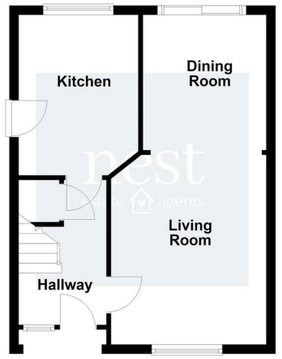
Bedroom One
11 x 9'11

Bedroom Two
12 (into robes) max x 11

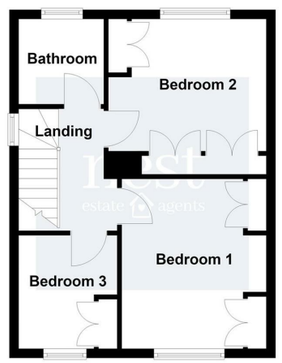
Bedroom Three
8 x 7

Bathroom
6'11 x 6

Ground Floor



First Floor





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.

Denman Lane, Huncote, Leicester LE9 3BS

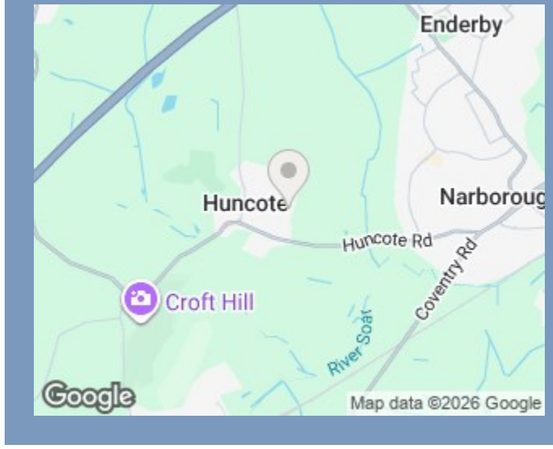
Price Guide £249,950

The Story Begins

- Three-bedroom semi-detached home, offered to the market with no upward chain
- Owned by one family from new and lovingly maintained over the years
- Set back from the road with ample off-road parking to the front
- Welcoming entrance hallway with stairs rising to the first floor
- Bright front lounge allowing plenty of natural light
- Dining area providing space for family meals, entertaining, or everyday living
- Fitted kitchen with wall and base units, pantry storage, oven, hob, extractor, and plumbing for a washing machine
- Pretty rear garden mainly laid to lawn with established flower beds, plus garage.
- Price Guide £249,950 - £259,950
- Freehold, Energy Rating D

Location Is Everything

Huncote is a popular Leicestershire village offering a good range of local amenities and a community feel. The village has everyday conveniences including local shops, pubs, takeaways and community facilities, as well as open green spaces and nearby countryside walks.
For families, Huncote has a well-regarded primary school within the village, with further schooling options available in surrounding areas such as Narborough, Enderby, Blaby and Leicester. There are also parks and recreational areas nearby, making it a practical location for those with children.
The village is well placed for commuters, with access to Narborough, Blaby and Leicester, along with excellent road links to the M1 and M69 motorway networks. Narborough train station is also within reach, providing rail links into Leicester and beyond.
Huncote offers a pleasant balance of village living, local amenities and convenient transport connections, making it a desirable place to live.











Inside Story

Back to the market this Three Bedroom Semi-Detached Home, one family from new a home with warmth, and potential, lovingly maintained and now ready for its next chapter.
Offered to the market with no upwards chain, for the first time since new, this much-loved three bedroom semi-detached home has been carefully cared for over the years and is now ready for a new family to make it their own.
Set back from the road, the property enjoys a pleasant approach with ample off-road parking to the front and access to the garage. On entering through the front door, you are welcomed into the hallway, with stairs rising to the first floor.
The bright lounge sits to the front of the home, enjoying a lovely window that allows natural light to fill the room. From here, there is access through to the dining area, providing a comfortable space for family meals, entertaining, or everyday living.
The kitchen is fitted with a range of wall and base units and includes plumbing for a washing machine, an oven, hob and extractor, pantry storage, and a sink with drainer positioned to overlook the pretty rear garden.
To the first floor, there are three bedrooms and a family bathroom, offering practical accommodation for families, first-time buyers, or those looking to create a home to suit their own style.
Externally, the rear garden is a lovely feature of the property, mainly laid to lawn with established flower beds, offering plenty of space to enjoy. To the front, there is ample off-road parking and access to the garage.

Sara, owner of nest, says
“This is a lovely home that has clearly been cared for over many years. It will make a wonderful family home and offers the perfect opportunity for someone to add their own style, choices and finishing touches.”



