22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch

Lounge
11'6 x 11'5 (3.51m x 3.48m)

Dining Kitchen
25'10 x 11'7 max (7.87m x 3.53m max)

Landing

Bedroom One
12'8 x 10'11 (3.86m x 3.33m)

Bedroom Two
12'2 x 10' (3.71m x 3.05m)

Bathroom
9'10 x 7'11 (3.00m x 2.41m)







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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 - Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

11 Forest Road, Huncote, LE9 3BH

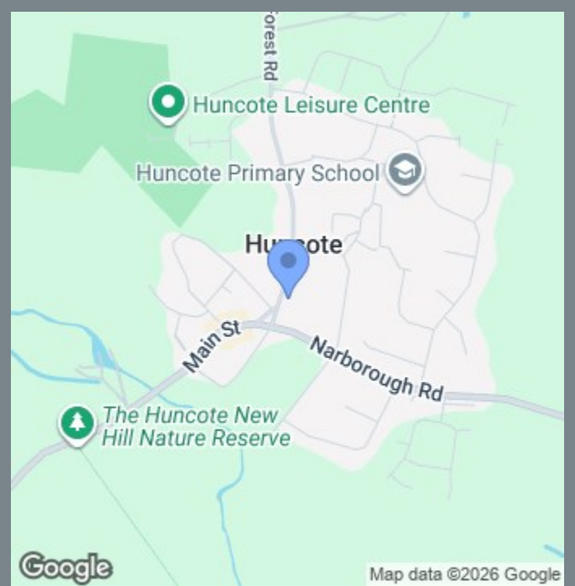
£220,000

OVERVIEW

- Stunning Home In Village Location
- Viewing Is Essential
- Generous Entrance Porch
- Lounge With Exposed Brick Fireplace
- Beautiful Dining Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Spacious Boarded Loft With Pull Down Ladder - Possible Conversion Subject To Planning Permission
- Beautifully Maintained Front & Rear Garden
- EER - D, Freehold, Council Tax Band - B

LOCATION LOCATION....

Forest Road enjoys a wonderful position within the charming village of Huncote, a highly regarded south Leicestershire community that offers the perfect blend of village tranquillity and everyday convenience. Surrounded by open countryside, Huncote is renowned for its friendly atmosphere and strong sense of community, making it a popular choice for families and professionals alike. The village benefits from local amenities including a convenience store, café, traditional pub and everyday services, while nearby Enderby, Narborough and Fosse Park provide an excellent selection of supermarkets, shopping, restaurants and leisure facilities. Families are well served by Huncote Community Primary School, together with a choice of nearby secondary schools. Residents can enjoy an abundance of scenic countryside walks, bridleways and open green spaces right on the doorstep, creating an idyllic setting for walkers, cyclists and dog owners. Despite its peaceful rural feel, Huncote offers excellent transport links, with easy access to Leicester city centre, the M1, M69 and major road networks, alongside regular public transport services. Combining picturesque surroundings, a welcoming village community and superb connectivity, Forest Road is a fantastic place to enjoy the very best of Leicestershire village life.











THE INSIDE STORY

Situated within a picturesque village, this beautifully presented terraced home perfectly blends character, charm & modern living. Offering thoughtfully designed accommodation together with a stunning rear garden, it is an ideal home for first-time buyers, professional couples or those looking to enjoy village life. The welcoming porch leads into a cosy lounge, where an exposed brick feature fireplace creates a wonderful focal point, making it the perfect place to relax at the end of the day. To the rear, the impressive dining kitchen is the heart of the home. Fitted with attractive shaker-style cabinetry, solid wooden work surfaces, an eye-level oven & hob with extractor over, it offers both style & practicality. The spacious dining area enjoys a lovely outlook over the garden, providing the perfect setting for family meals, entertaining friends or simply enjoying a morning coffee. Upstairs, the landing leads to two generous double bedrooms, both offering comfortable accommodation with space for additional furniture if required. The stylish bathroom is fitted with a modern four-piece suite, comprising a bath, separate shower cubicle, WC & wash hand basin, offering the best of both worlds for busy mornings & relaxing evenings. Outside, the property continues to impress. The front garden creates an attractive first impression, whilst the beautifully maintained rear garden is a true highlight. Lovingly tended by the current owner, it features well-kept lawns, colourful planting, a vegetable plot, herb garden & two seating areas, allowing you to enjoy the sunshine throughout the day. An extremely useful brick-built outhouse incorporates a WC together with a utility area complete with plumbing for a washing machine, adding further practicality to this delightful home. Combining village charm, character features & exceptional outdoor space, this wonderful home is ready for its next owners to enjoy.







