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ESTATE AGENTS

Room Sizes

Entrance Hallway

Living & Dining Room
17'08 x 13'06

Kitchen
7'05 x 12'07

WC

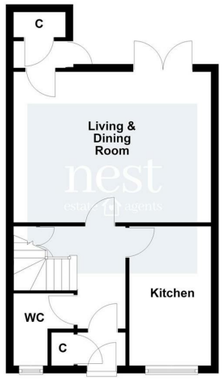
Bedroom One
8'09 x 13'08

Bedroom Two
8'06 x 13'08

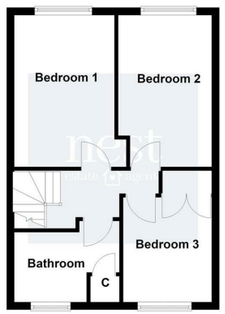
Bedroom Three
9'04 x 7'05

Bathroom
6'05 x 9'10

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.

Forest Road, Huncote, Leicester LE9 3BG

Offers Over £230,000

The Story Begins

- Offered To The Market With No Upward Chain
- Fitted Breakfast Kitchen With Wall And Base Units
- Spacious Living & Dining Room
- French Doors That Lead Out Onto The Garden
- Excellent Storage Space & Useful Downstairs WC
- Two Double Bedrooms & A Single Bedroom With Built In Wardrobes
- Family Bathroom With Cupboard Space
- Rear Garden With Lawn And Patio Area
- Off-Road Parking To The Front
- Freehold EPC - D Council Tax Band - B

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

Welcome to Forest Road, offered to the market with no upper chain. Upon entering, you are welcomed into the entrance porch, providing useful storage space for coats and shoes, continuing into the entrance hall. The hallway benefits from further useful under-stairs storage and provides access to the main ground floor accommodation.
The kitchen is fitted with a range of wall and base units, providing plenty of storage and preparation space. Integrated appliances include an oven and grill, with gas hobs and an extractor fan above. There is also space for a fridge freezer along with plumbing for a washing machine. Extra dining space is provided in the kitchen with barstools to a breakfast bar.
The spacious living and dining room provides plenty of room for both comfortable seating and a family dining table, creating a versatile space for everyday living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light into the room and providing easy access outside. The room also leads to additional storage, which is conveniently accessible from within the property.
Completing the ground floor is a useful downstairs WC, ideal for family living and guests.
Moving upstairs, the property offers two double bedrooms alongside a further single bedroom, which benefits from built-in wardrobes providing excellent storage. The family bathroom is fitted with a bath with overhead shower, WC and wash hand basin, along with additional built-in cupboard storage.
Outside, the rear garden offers a combination of lawn and patio areas, providing a pleasant space for relaxing, outdoor dining and entertaining during the warmer months. To the front of the property, there is off-road parking.