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

Entrance Hall

Living Room
22'9 x 12'3 (6.93m x 3.73m)

Garden Room
11'11 x 13'6 (3.63m x 4.11m)

Dining Kitchen
16' x 10'2 (4.88m x 3.10m)

Utility Room
11'10 x 8'6 (3.61m x 2.59m)

Bedroom One
14'7 x 12' max (4.45m x 3.66m max)

En Suite
4'4 x 7'3 (1.32m x 2.21m)

Bedroom Two
9'11 x 10'2 (3.02m x 3.10m)

Bathroom
6'7 x 6'6 (2.01m x 1.98m)

Log Cabin
7'5 x 9'1 (2.26m x 2.77m)





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.

Rose Corner 35 Cheney End, Huncote, LE9 3AD

Offers Over £390,000

OVERVIEW

- Truly Stunning Detached Bungalow
- Fabulous Location With Open Views
- Finished To A High Standard Throughout
- Hallway, Dining Kitchen & Utility
- Lounge & Garden Room
- Two Bedrooms
- En Suite & Beautiful Bathroom
- Driveway, Garage & Landscaped Gardens
- Viewing Is A Must
- EER - C, Freehold, Tax -D

LOCATION LOCATION....

Enjoying a peaceful position within the highly sought-after village of Huncote, this location offers the perfect blend of countryside charm and modern convenience. Renowned for its friendly community and relaxed pace of life, Huncote is a popular choice for families and professionals looking to enjoy village living without compromising on everyday amenities. The village benefits from a convenience store, café, traditional pub, pharmacy and other essential services, while nearby Narborough, Enderby and Fosse Park provide an excellent selection of shops, supermarkets, restaurants and leisure facilities. Families are well catered for with highly regarded local schools, sports clubs and community groups, creating a welcoming atmosphere for all ages. Surrounded by beautiful open countryside, residents can enjoy scenic walking routes, bridleways and green open spaces right on the doorstep, perfect for walkers, cyclists and dog owners alike. Despite its peaceful setting, Huncote is exceptionally well connected, with easy access to Leicester city centre, Narborough railway station, the M1, M69 and surrounding road networks, making commuting straightforward. Combining a true village feel, beautiful surroundings and excellent connectivity, Huncote remains one of south Leicestershire's most desirable places to call home.











THE INSIDE STORY

Occupying a fabulous position with stunning open views, this exceptional detached bungalow has been thoughtfully extended & beautifully updated by the current owners to an exceptionally high standard, creating a home that effortlessly combines quality, style & practicality. A welcoming hallway leads into the impressive accommodation, where solid oak flooring & internal oak doors flow throughout much of the home, adding warmth & character. The spacious living room is a wonderful place to relax or entertain, while French doors open into the spectacular garden room. Featuring a vaulted ceiling, skylight & French doors opening onto the garden, this light-filled space can be enjoyed all year round as a sitting room, dining area, or peaceful retreat. The dining kitchen is undoubtedly the heart of the home, beautifully fitted with shaker-style cabinetry, a Belfast sink, integrated fridge & freezer, a useful larder cupboard & ample workspace. With plenty of room for a dining table, it's perfect for family meals, entertaining, or simply enjoying the garden outlook. A separate utility/boot room with its own vaulted ceiling & skylight provides excellent additional storage & practicality for everyday living. There are two generous bedrooms, both beautifully presented. The primary bedroom benefits from a luxurious en suite featuring a contemporary walk-in shower, while the stunning family bathroom boasts a claw-foot freestanding bath, creating the perfect place to relax & unwind. Outside, the landscaped gardens wrap around all four sides of the property, providing an abundance of places to sit, entertain, or simply enjoy the peaceful surroundings. Thoughtfully planted & beautifully maintained, the gardens perfectly complement the open views beyond. A charming log cabin offers superb versatility as a home office, hobby room, or garden retreat, while the garage provides excellent storage & secure parking. A truly outstanding bungalow finished to an exceptional standard.







