

FLOOR PLAN

DIMENSIONS

Porch
5'06 x 7'02 (1.68m x 2.18m)

Lounge Diner
26'03 x 14'05 max (8.00m x 4.39m max)

Kitchen
13' x 15'10 (3.96m x 4.83m)

Pantry

Landing

Bedroom One
12'04 x 11'03 (3.76m x 3.43m)

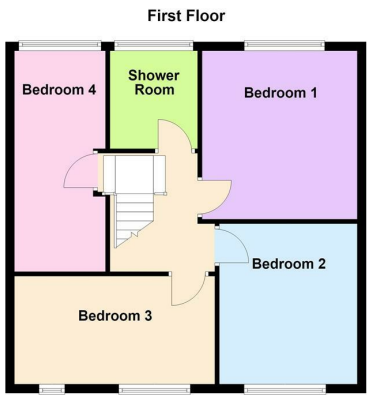
Bedroom Two
11'03 x 9'11 (3.43m x 3.02m)

Bedroom Three
8' x 14'06 (2.44m x 4.42m)

Bedroom Four
15'06 x 6'07 (4.72m x 2.01m)

Shower Room
7' x 6'04 (2.13m x 1.93m)

Garage
16'06 x 8'01 (5.03m x 2.46m)



The Squirrels, 10 Fritchley Close, Huncote, LE9 3AR
Offers In Excess Of £325,000

OVERVIEW

- Spacious Family Home
- Cul De Sac Location
- No Onward Chain
- Porch & Lounge Diner
- Extended Kitchen
- Walk In Pantry
- Four Bedrooms & Shower Room
- Driveway & Garage
- Lovely Garden
- EER - tbc, Freehold, Tax - C

LOCATION LOCATION....

Fritchley Close enjoys a peaceful cul-de-sac position within the highly regarded village of Huncote, a charming village that offers a wonderful blend of countryside living and modern convenience. Renowned for its friendly community and welcoming atmosphere, Huncote is a popular choice for families and professionals seeking a quieter pace of life without compromising on amenities. The village benefits from local shops, a traditional pub and everyday conveniences, while nearby Enderby, Narborough and Fosse Park provide a wider range of shopping, dining and leisure facilities. Families are well served by Huncote Community Primary School, together with a choice of nearby secondary schools. Surrounded by open countryside, the village offers an abundance of scenic walking routes, bridleways and green spaces, making it ideal for those who enjoy the outdoors. Despite its tranquil setting, Huncote is exceptionally well connected, with easy access to Leicester city centre, the M1, M69 and major road networks, alongside regular public transport links. Combining village charm, beautiful surroundings and a genuine sense of community, Fritchley Close enjoys a wonderful setting in one of south Leicestershire's most desirable villages.



THE INSIDE STORY

Situated within a quiet cul-de-sac in a sought-after village location, this extended semi-detached family home offers spacious & versatile accommodation, making it the perfect place for a growing family. Offered to the market with no onward chain, it presents an excellent opportunity to move straight in while adding your own personal touch over time. A useful porch welcomes you into the home before leading through to the spacious lounge diner. The lounge area enjoys a window to the front aspect & is centred around a charming feature fireplace, creating a warm & inviting place to relax with family or friends. The dining area provides ample room for entertaining, family meals & special occasions, with patio doors opening onto the garden to create a seamless flow between indoor & outdoor living. The extended kitchen is well designed with an excellent range of wall & base units complemented by contrasting work surfaces, offering plenty of storage & preparation space for busy family life. A breakfast bar provides the perfect place for informal dining or a morning coffee, while the window & door overlooking the garden allow natural light to flood the room. A useful storage area with a walk-in pantry offers fantastic additional storage & provides the potential to create a separate utility area, freeing up valuable space within the kitchen. Upstairs, the landing leads to four well-proportioned bedrooms, providing flexible accommodation for family members, guests, or those working from home. The primary bedroom benefits from fitted wardrobes, while the shower room provides a practical space for everyday use. Outside, the property continues to impress with a driveway providing off-road parking & access to the garage. The rear garden has been beautifully established over the years, featuring a patio ideal for outdoor dining, a raised decked seating area, mature shrubs & established trees that create a peaceful, private setting to enjoy throughout the seasons.

