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

# FLOOR PLAN

## **DIMENSIONS**

Entrance Hall

Living Room 19'05 x 10'11 (5.92m x 3.33m)

Dining Area 17'9 x 9'0 (5.41m x 2.74m)

Kitchen 7'1 x 6'11 (2.16m x 2.11m)

Study/Reception Room 10'4 x 7'11 (3.15m x 2.41m)

Bedroom One 11'9 x 11'3 (3.58m x 3.43m)

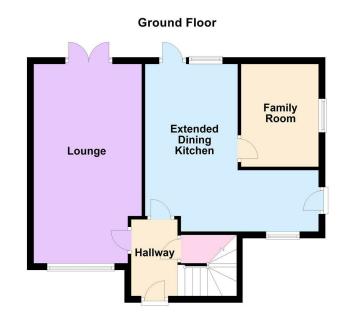
Bedroom Two 11'3 x 7'5 (3.43m x 2.26m)

Bedroom Three 8'9 x 8'5 (2.67m x 2.57m)

Family Bathroom 7 x 5'10 (2.13m x 1.78m)

Detached Garage 23'7 x 10'11 (7.19m x 3.33m)







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

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 non. 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 cucondition of the property. The position exizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

7 Robotham Close, Huncote, LE9 3BB

£340,000

### **OVERVIEW**

- · Detached Family Home
- · Electric Car Charging Point
- · Three Reception Rooms
- · Three Double Bedrooms
- Modern Family Bathroom
- · Fantastic Size Rear Garden
- · Cul-de-sac Location
- · EPC Rating D
- · Freehold Property
- · Council Tax Band D

## LOCATION LOCATION....

Robotham Close is a quiet, family-friendly cul-de-sac located in the charming village of Huncote. Surrounded by countryside, the area offers a peaceful setting while still being within easy reach of Leicester and major transport links. Huncote itself has a strong sense of community, with local amenities including a primary school, park, sports facilities, and village pub. It's an ideal location for families, professionals, or anyone seeking a balance between rural charm and modern convenience.











# THE INSIDE STORY

Located in a peaceful cul-de-sac in the sought-after village of Huncote, this well-presented three-bedroom detached home occupies a generous plot and offers a versatile layout ideal for modern family living.

The property boasts excellent kerb appeal, with a large driveway providing ample parking, an electric vehicle charging point, and a detached garage for additional storage or workshop potential.

Inside, the welcoming entrance hall leads to the staircase, under-stairs storage, a spacious lounge, and an open-plan kitchen/diner. The lounge is positioned to the left and benefits from generous proportions, a stylish modern media wall, and patio doors opening directly onto the rear garden, perfect for entertaining or relaxing. The kitchen/diner is ideal for family life, featuring extensive cupboard and worktop space, with further access to the garden through a second set of patio doors. A fantastic bonus room, currently used as a music studio, offers flexibility to be transformed into a home office, playroom, or additional living area.

Upstairs, the property features three well-proportioned double bedrooms, two of which include fitted wardrobes. The contemporary family bathroom includes a shower cubicle, WC, and sink, while a convenient airing cupboard is located on the landing. New carpets have been recently fitted throughout the upper floor.

Outside, the private rear garden is a real highlight. Generously sized and ideal for families or entertaining. It features a well-maintained lawn, mature apple trees, and a spacious paved area perfect for outdoor dining and summer gatherings.

This home is sure to attract attention due to its generous plot size, modern features, and desirable location.







