



Forest Road, Leicester

Offers In The Region Of £725,000



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DESCRIPTION

Nestled in the picturesque village of Huncote, this impressive detached residence on Forest Road offers a remarkable opportunity for those seeking a spacious family home. Spanning an expansive 2,804 square feet, this property is presented to the market with no upward chain, making it an ideal choice for a swift move.

The home features three well-appointed reception rooms, including a delightful open-plan living area that seamlessly connects to a fitted kitchen-dining room, perfect for entertaining family and friends. Additionally, the ground floor boasts a separate lounge for relaxing and a convenient shower room with a WC and integral access to a generous garage, providing ample storage and parking.

From the hallway ascending the staircase, you will discover five bedrooms, comprising four double rooms and a generous single bedroom. The master suite is particularly noteworthy, featuring a dressing room and bedroom two having an en-suite shower room, along with a private balcony that offers stunning views of the surrounding countryside. The modern family bathroom serves the other bedrooms, ensuring comfort and convenience for all.

The exterior of the property is equally impressive, with gardens that envelop the home, showcasing a lush lawn bordered by hedgerows, a charming patio seating area, and a spacious driveway. This outdoor space is perfect for enjoying the tranquil surroundings and hosting gatherings.

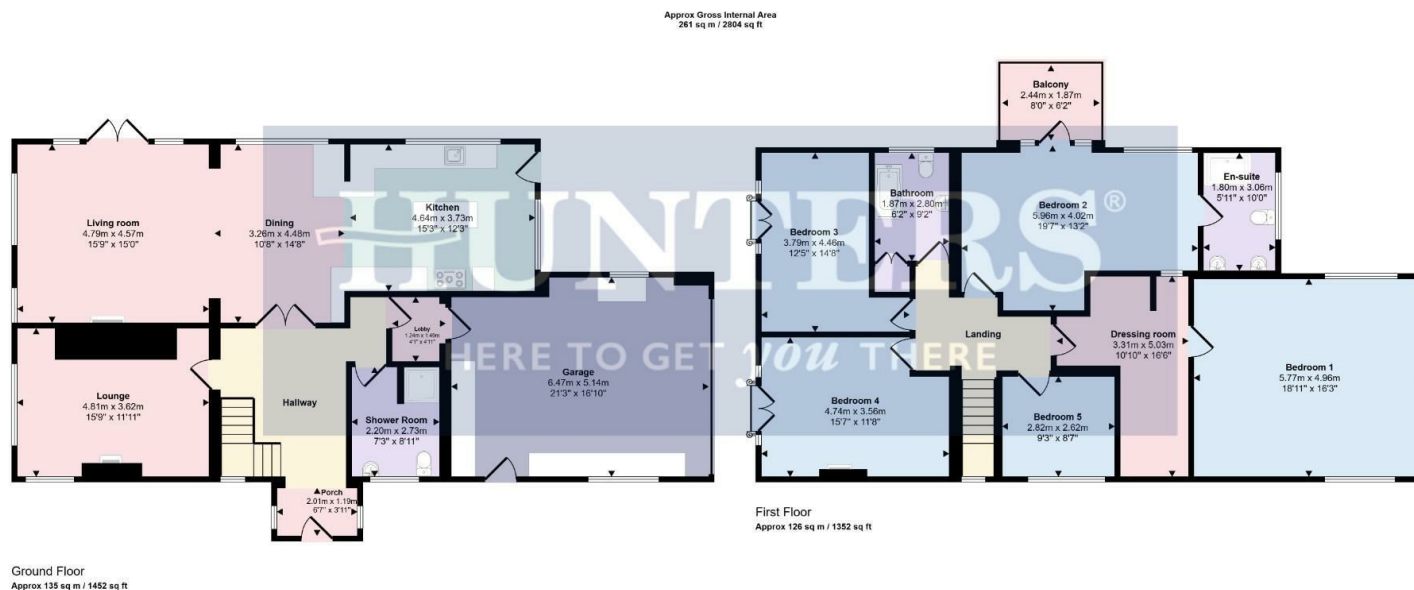
With the potential to extend or alter the existing layout to suit your personal preferences, this executive-style home is a rare find in a sought-after location.

To explore this exceptional property further, please contact your local Hunters estate agents in Wigston to arrange a viewing or take advantage of the 360-degree virtual tour available.

- Substantial Family residence
- Five Well Appointed Bedrooms
- Open Plan Living-Kitchen-Dining room
- Three Bathrooms
- Separate Lounge
- Hedgerow enclosed gardens with Lawn and Patio
- Driveway and Generous Garage
- Scope to Extend or Alter existing room Layout
- Nestled on the Fringe of village with stunning Countryside Views
- 360 Virtual Tour







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		9
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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