

# Alexanders



Usherwood Way  
Hugglescote

Alexanders





# Usherwood Way

## Hugglescote

- Constructed by Davidsons Homes
- Remaining 10 year NHBC warranty
- Situated within a small cul de sac
- Larger than average plot
- Three spacious bedrooms
- Two stylish bathrooms
- Gardens to front and side of property
- Detached garage and large drive
- EPC Rating B / Council Tax Band D/ Freehold

### General Description

The property was built by 'Davidsons Homes in 2022 to the attractive "Ford" Design, with features to include a locally-carved ornamented wooden canopy over the front door, bay window to the side elevation and its individual rendered exterior. Surrounded by generous gardens the property is positioned on the edge of the development with front gardens laid mostly to lawn with established hedgerow and planted borders. To the side of the property is the formal gardens, well maintained with raised beds, paved seating terrace and the rest laid to lawn.

### Location

Hugglescote is a village on the River Sense in North West Leicestershire, with a variety of amenities. The village is approximately 1 mile south of Coalville, where you will find a larger supermarket along with other amenities. The village is also perfectly situated for commuting via the M1 and M42 motorway networks.





### Accommodation Summary

Enter the property into a central hallway leading to the large dual-aspect living room and Kitchen/diner fully fitted with a range of appliances and French doors leading into the garden. There is also a utility room with plumbing for a washing machine and dryer room with further access to the driveway and a WC off the main hall. Upstairs, expect to find the contemporary bathroom and three double bedrooms, with the main bedroom featuring built-in wardrobes and a stylish three piece en suite. Throughout the property there are double glazed windows and central heating, meanwhile digitally enabled television points are thoughtfully placed at a high level and come complete with pre-wired HDMI cabling.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

### Tenure

Freehold.

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

### Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band D.

### Measurements

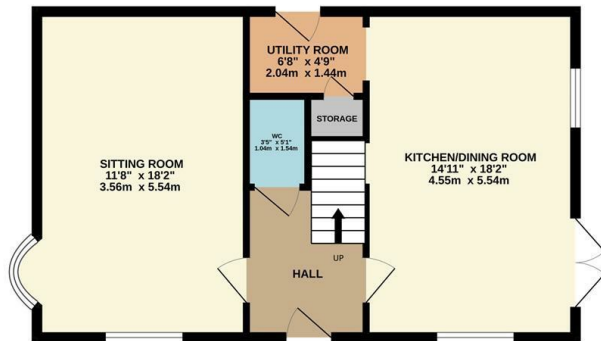
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Money Laundering

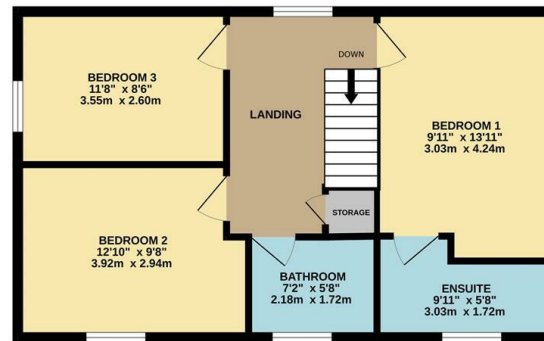
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



GROUND FLOOR  
548 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

**Alexanders**

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Email: ashby@alexanders-estates.com

## Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.