

SUPERIOR HOMES

ROYSTON & LUND



5 Stacey Mews

| LE67 2LL

Guide Price £500,000

Guide Price of £500,000 to £540,000

Royston and Lund are pleased to bring to the market this immaculately presented five bedroom detached family home in Hugglescote. Tucked away on a quiet cul de sac that fronts onto a nature walk, perfect for families and dog owners. The property benefits from ample off street parking with a double tandem driveway large enough for several vehicles and a double garage. Situated for convenient access to the nearby town of Coalville, Ashby de la Zouch, Leicester and transport links for the M1.

Entering into the hallway that benefits from a downstairs WC and built in storage, there is access to the lounge, snug/playroom, kitchen/diner and stairs to the first floor. The kitchen/diner benefits from a fully integrated kitchen area consisting of a fridge/freezer, double oven, hob, extractor fan, dishwasher, wine cooler and a separate utility room. The dining area benefits from bays to both sides of the room and has french doors that open onto the patio area.

To the first floor there are four double bedrooms, one single bedroom and a four piece bathroom consisting of a bath, shower, WC and wash basin. Bedrooms one and two both have en-suite shower rooms and there is also built in wardrobes to the main bedroom. To the rear of the property there is an enclosed garden with a patio area, lawn and fenced boundaries.





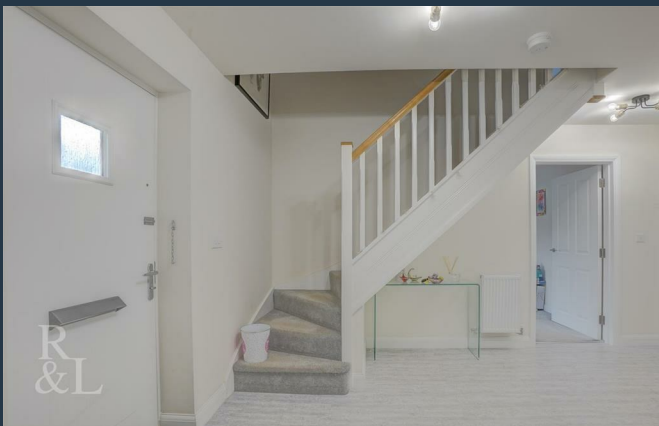
- Guide Price of £500,000 to £540,000
- Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Kitchen + Utility + D/S WC
- Double Driveway and Double Garage
- 2 x En-Suites + Family Bathroom
- Fully Integrated Kitchen Appliances
- EPC Rating B - Freehold
- Council Tax Band F











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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| England & Wales | |
|---|---|
| EU Directive 2002/91/EC | 2002/91/EC |
| Very energy efficient - lower running costs | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | (92 plus) A |
| (81-91) B | (81-91) B |
| (69-80) C | (69-80) C |
| (55-68) D | (55-68) D |
| (39-54) E | (39-54) E |
| (21-38) F | (21-38) F |
| (1-20) G | (1-20) G |
| Not energy efficient - higher running costs | Not environmentally friendly - higher CO ₂ emissions |
| Current | Potential |
| 86 | 93 |

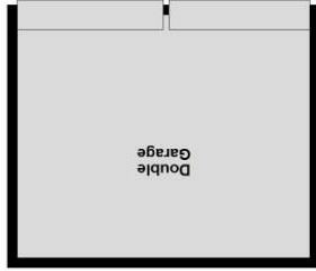
Energy Efficiency Rating

| England & Wales | |
|---|---|
| EU Directive 2002/91/EC | 2002/91/EC |
| Very environmentally friendly - lower CO ₂ emissions | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | (92 plus) A |
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| Not environmentally friendly - higher CO ₂ emissions | Not environmentally friendly - higher CO ₂ emissions |
| Current | Potential |

EPC



Approx. 867 sq. metres (9327 sq. feet)



Total area: approx. 175.8 sq. metres (1892.4 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



Approx. 892 sq. metres (9587 sq. feet)