

SUPERIOR HOMES

ROYSTON & LUND



89 Lowe Street

Hugglescote | LE67 2EZ

Guide Price £500,000

Guide Price Range £500,000 - £525,000

Royston & Lund are thrilled to present this exquisite Davidson built detached family home, ideally situated in a modern development in Hugglescote. Set on a generous plot, with large front and rear gardens, this property boasts a double garage, UV solar panels, a spacious driveway, and close proximity to picturesque countryside.

Upon entering, you are welcomed by a grand entrance hall with a galleried landing, providing seamless access to both floors. The large lounge, accessed through double doors on the left, is bathed in natural light from triple-aspect windows and features patio doors leading to the south-facing garden. A second versatile reception room currently serves as a home office. The open-plan kitchen/diner impresses with a range of premium units, integrated appliances, and a stylish feature center island, with patio doors opening to the garden. Additional conveniences include a separate utility room and a sizeable WC.

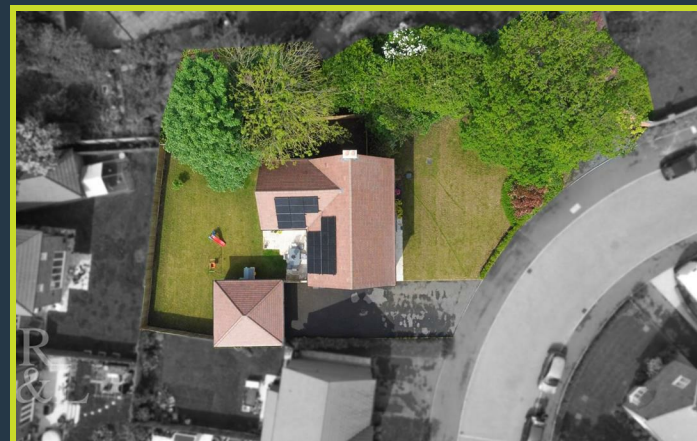
The first floor offers four generously sized bedrooms. The principal bedroom features fitted wardrobes and an en-suite shower room. The second bedroom also includes wardrobes and the benefit of an additional private en-suite shower room. The remaining 2 double bedrooms are well-served by a family bathroom, complete with a four-piece white suite comprising a shower, bath, WC, and basin.

The front of the property features a neatly manicured lawn and a large driveway with parking for up to 8 cars, leading to the double garage. The private, enclosed rear garden is a true highlight, with a well-maintained lawn, a patio perfect for entertaining, and additional return of land to the side with potential for a workshop. This south-facing garden offers both privacy and plenty of space to enjoy outdoor living.





- Guide Price Range £500,000 - £525,000
- Four Bedroom Detached Family Home in a Generous Plot
- Close Proximity to Stunning Countryside
- Downstairs WC - 2x Ensuites - Family Bathroom
- Good Sized Lounge with Patio Doors to the Rear and Separate Study
- Large Open Plan Kitchen/Diner with Patio Doors to the Garden
- South Facing Secluded Garden with Additional Wood Chipped Private Area
- Large Driveway Leading To A Double Garage
- EPC Rating B - be higher due to Solar Panels
- Council Tax Band F, Freehold







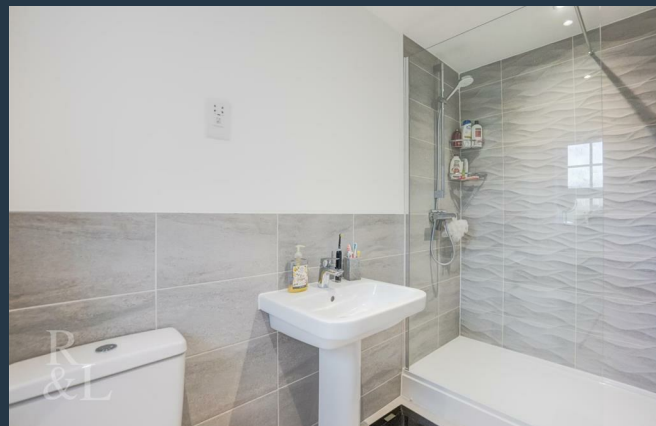


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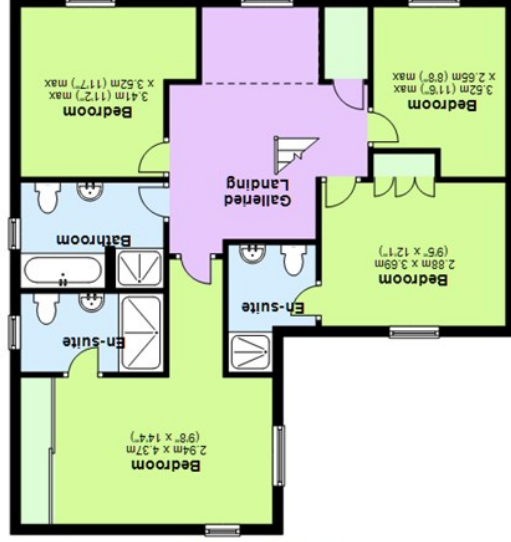
Hugglescote is a village on the River Sence in North West Leicestershire, England.

Amenities nearby to the property include The Newbridge School, a GP, local shops and commuting links via the M1 northbound and southbound. Within easy reach of the Sense Valley Forest Park and other areas of interest such as the Ruins of Grace Dieu Priory, Kelhma Bridge Nature Reserve and the Thornton Reservoir, something to satisfy both nature and history lovers.



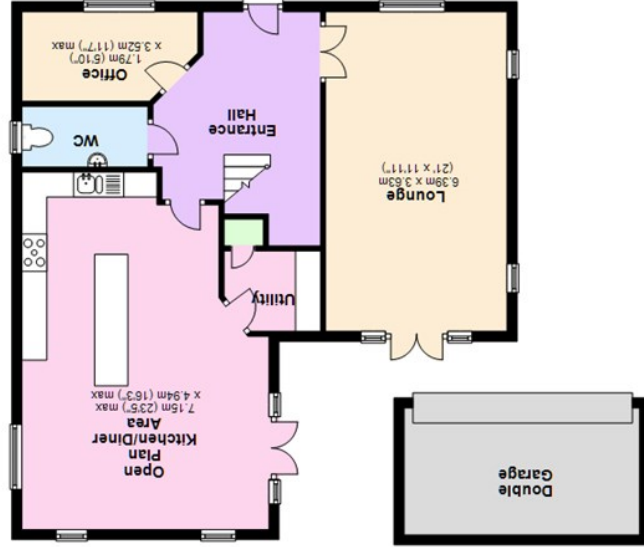
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Where every attempt has been made to ensure the accuracy of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser of any error, omission or mis-statement. The plan is produced using PlanIt.



First Floor
Approx. 82.2 sq. metres (884.7 sq. feet)

Total area approx. 163.8 sq. metres (1762.8 sq. feet)



Ground Floor
Approx. 81.6 sq. metres (878.1 sq. feet)



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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
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