



13 Station Road
Hugglescote, Coalville, LE67 2GA

£170,000



Brief Description

A CHARMING TWO DOUBLE BEDROOM home situated on the edge of Hugglescote village. The property has recently undergone a pleasant REFURBISHMENT with NEW CARPETS and stylish presentation throughout whilst offering the IDEAL FIRST-TIME BUYER HOME with lots of charm and character found within.

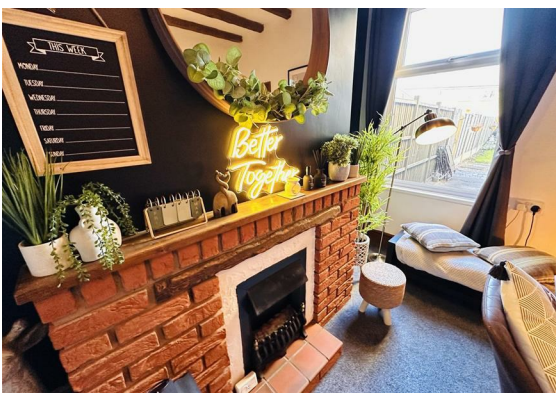
The SPACIOUS LIVING ACCOMMODATION is delivered via TWO SEPARATE RECEPTION rooms with a central staircase and access to a handy understairs storage cupboard. These cosy reception rooms provide the ideal space to relax, dine and unwind. In addition to a living room and dining room both with a FEATURE CENTRAL FIREPLACE, a NEWLY FITTED KITCHEN then completes the ground floor accommodation.

The kitchen offers a range of MODERN, WHITE GLOSS wall and base units with a stainless-steel sink and drainer unit with mixer tap. There is SPACE AND PLUMBING FOR MULTIPLE APPLIANCES along with a freestanding double oven and grill with a four ring gas hob. Two double glazed windows ensure the kitchen is a naturally well-lit room with tiled affect cushioned vinyl floor finish and a newly fitted Upvc rear access door.

Stairwell access from the rear reception room gives rise to the first-floor landing which in turn gives access to two good-sized DOUBLE BEDROOMS. A huge NEWLY FITTED MODERN FAMILY BATHROOM concludes the internal accommodation, complete with a three-piece white suite comprising a bath with electric shower over, WC and wash hand basin with an airing cupboard, tiled affect floor covering and double-glazed opaque window.

Externally this QUAIN HOME CONTINUES TO IMPRESS with a landscaped and easily maintained rear garden. Paving, lawn and a decked patio all contribute to a LOVELY OUTSIDE SPACE. The front garden is further landscaped with on street parking subject to availability. Furthermore, the property is DOUBLE GLAZED THROUGHOUT and GAS CENTRALLY HEATED.

Don't delay in arranging your viewing of this wonderful period home today!!





ON THE GROUND FLOOR

Living Room
10'8" x 11'11" (3.25m x 3.63m)

Dining Room
8'10" x 11'10" (2.69m x 3.61m)

Kitchen
5'9" x 13'5" (1.75m x 4.09m)

ON THE FIRST FLOOR

Landing

Bedroom One
13'0" x 11'11" (3.96m x 3.63m)

Bedroom Two
9'10" x 11'9" (3.00m x 3.58m)

Family Bathroom
7'10" x 13'4" (2.39m x 4.06m)

ON THE OUTSIDE

Rear Garden

Front Garden





Floor Plan



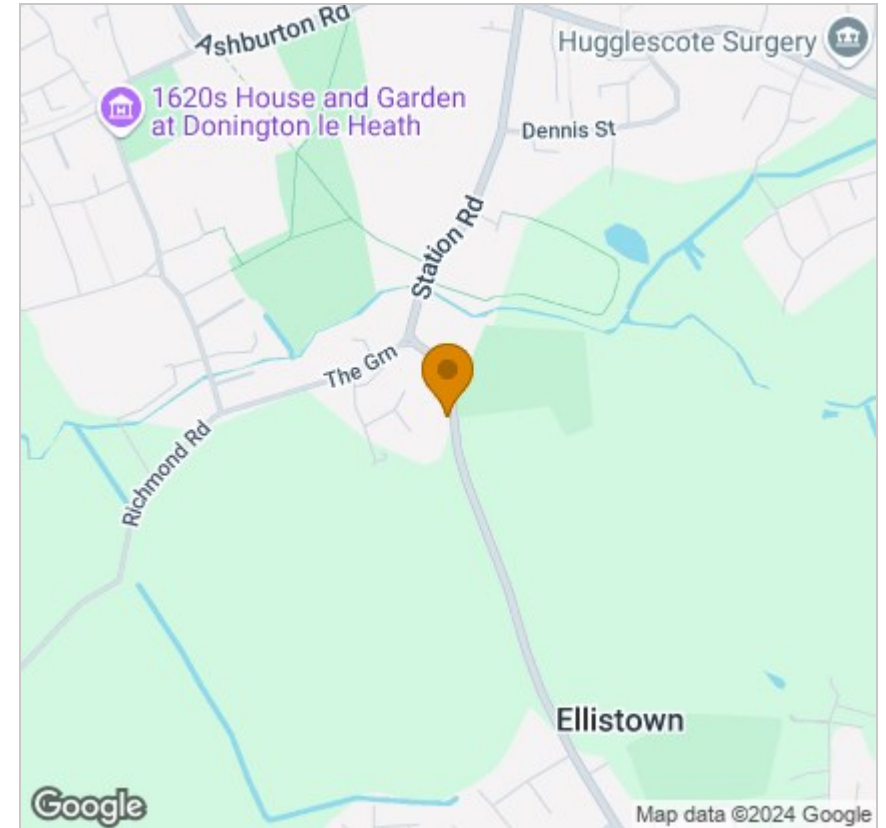
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

