

# Holdings

A Modern Estate Agent



## 5 Usherwood Way

Hugglescote, Coalville, LE67 2HN

Offers over £469,995



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Upon entering the property via the spacious entrance hallway this provides access onto all ground floor accommodation. The Lounge is a light and airy room complete with dual aspect and bi-folding doors leading to the living kitchen.. A secondary reception room comes in the form of a family room which would make an ideal study, dining room or guest bedroom with dual aspect in the form of two windows to front elevation.

The heart of the home is the stunning open plan living kitchen which is fitted with a comprehensive range of base and wall mounted units with work surfaces over. There is a induction hob with overhead extractor hood, double electric oven, integrated appliances including fridge/freezer and dishwasher. Along with a door leading to the utility room, there is a extension creating a social dining area with a focal log burning stove and bi-folding doors to rear garden. The room provides versatile space for a dining table and additional lounge furniture. The Utility Room houses space and plumbing for a washing machine and tumble drier. Completing the ground floor accommodation is a w/c.

Ascend onto the first floor and you will find a well sized gallery landing with study / dressing space and accessed from here are four well sized bedrooms; master with en-suite and the family bathroom. The Master suite has fitted wardrobes, there is also an en-suite comprising of walk in shower unit, bath, low flush w/c and wash hand basin. The Family Bathroom is fitted with a bath and

seperate walk in shower unit, low flush w;/c and wash hand basin.

To the outside the property is set on a privately aspected corner plot. There is a driveway and garage to the side. The rear garden has been landscaped with a patio seating area, decking space with built in hot tub, feature pond and a side gate providing access to the garage and off road parking.



## Road Map



## Hybrid Map

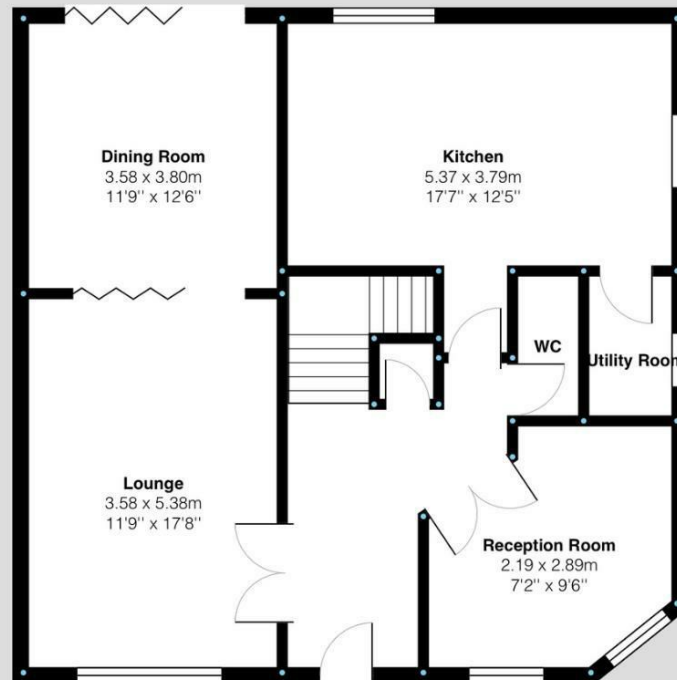


## Terrain Map



## Floor Plan

### Ground Floor:



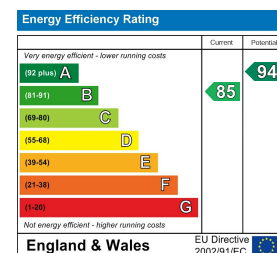
Usherwood Way, Hugglescote  
Internal Square Footage: 1668 sq.ft

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## Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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