



Main Street, Tugby, LE7 9WD

ANDREW
GRANGER & CO

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Property Description

An excellent opportunity to purchase a quality, newly built semi detached property by D W Hicks Building Co Ltd, which is fitted to a high specification throughout, located within the much sought after south Leicestershire village of Tugby.

This two bedroom home offers generous living space across two floors and is expected to be completed and ready for occupation in September 2025.

The ground floor accommodation briefly comprises an entrance hallway with a staircase rising to the first floor and a door that leads through into:

Kitchen.

Fitted with a Howdens Shaker Style kitchen, comprising of base and wall units with a complimentary worktop and inset sink with drainer. Integrated appliances include a double, electric, eye level oven, induction hob with hood, fridge freezer and a washing machine. A connecting door leads through to an inner hallway with a guest cloakroom that is fitted with a wash hand basin and a close coupled w/c. The dual aspect living/dining room is located to the rear of the property and boasts access and views over the rear garden.

Approached off the central landing are two generous double bedrooms that offer ample space for free standing or fitted wardrobes; and the family bathroom is fitted with a white, three piece suite with a shower over the bath.

Outside

The private block paved driveway is shared by the other freehold owners and gives access to a private drive with space for two cars. A private gated entrance leads into the rear garden, which is of a generous size with patio area, shaped lawn and established trees.

Specification

Heating: The property is connected to LPG gas boiler.

Electricity: Mains electricity is connected and is supported by solar panels.

Sanitary ware: Armitage Shanks.

Kitchen: Howdens.

Garden: landscaped, existing trees have tree preservation orders.





Key Features

- Newly Constructed Village Home
- High Specification
- Shaker Style Kitchen With Built In Appliances
- Living Dining Room Overlooking The Rear Garden
- Two Double Bedrooms
- Family Bathroom
- Car Standing
- Private Gardens
- Available September 2025
- Images Are of Plot 1

£300,000



Approximate Gross Internal Area
85.0 sq. m. (915 sq. ft.)
Total 85.0 sq. m. (915 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As
 Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating -

Tenure - Freehold

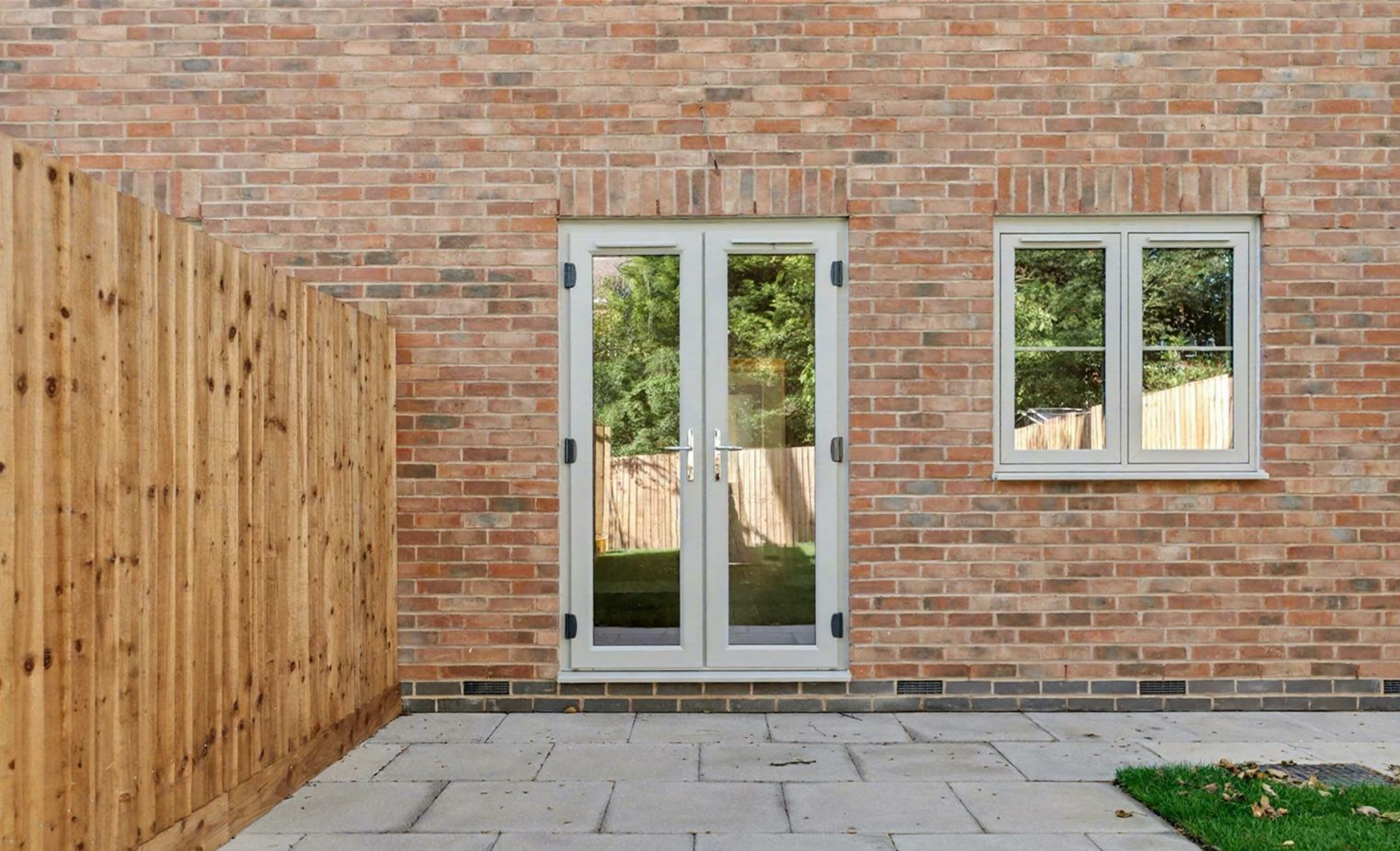
Council Tax Band - New Build

Local Authority
 Harborough

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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on 0116 3087740

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