



Connells

Blackham Road
Hugglescote Coalville

Blackham Road Hugglescote Coalville LE67 2DY

for sale offers over
£390,000



Property Description

Located in the village of Hugglescote, near Coalville in Leicestershire. The property resides in a quiet, residential area, known for its peaceful surroundings and friendly community. Hugglescote offers a blend of modern convenience and rural charm, with easy access to nearby amenities in Coalville.

The property is part of a neighbourhood characterized by a mix of traditional and contemporary homes, offering a cozy, suburban lifestyle. The area benefits from local parks, schools, and shops, making it ideal for families or individuals seeking a well-connected yet tranquil living environment. Coalville's proximity provides additional services, entertainment options, and transport links to larger cities, including Leicester.

Offers a comfortable and pleasant setting in a village with rich history, surrounded by the scenic beauty of Leicestershire's countryside.

Ground Floor

Hallway

14' 1" x 4' 7" (4.29m x 1.40m)

Lounge

14' 8" x 14' 9" (4.47m x 4.50m)

With window to the front and patio door to the rear garden.

Dining Room

11' 2" x 9' 11" (3.40m x 3.02m)

With window to the front.

Kitchen

22' 3" x 11' 2" (6.78m x 3.40m)

Fully fitted kitchen with a range of wall and base units, windows to both sides, integrated oven and hob with an extractor fan over, spotlights and a patio door to the rear garden.

Cloakroom

With toilet and wash hand basin.

First Floor

Bedroom 1

20' x 11' 3" (6.10m x 3.43m)

With windows to both sides and an en-suite shower.

En-Suite

7' 2" x 5' 2" (2.18m x 1.57m)

With shower unit, wash hand basin, towel radiators and toilet.

Bedroom 2

14' 1" x 10' 3" (4.29m x 3.12m)

With windows to the front and rear.

Bedroom 3

11' x 10' 1" (3.35m x 3.07m)

With window to the front.

Bedroom 4

11' 5" x 9' 3" (3.48m x 2.82m)

With window to the front and fitted wardrobe.

Bathroom

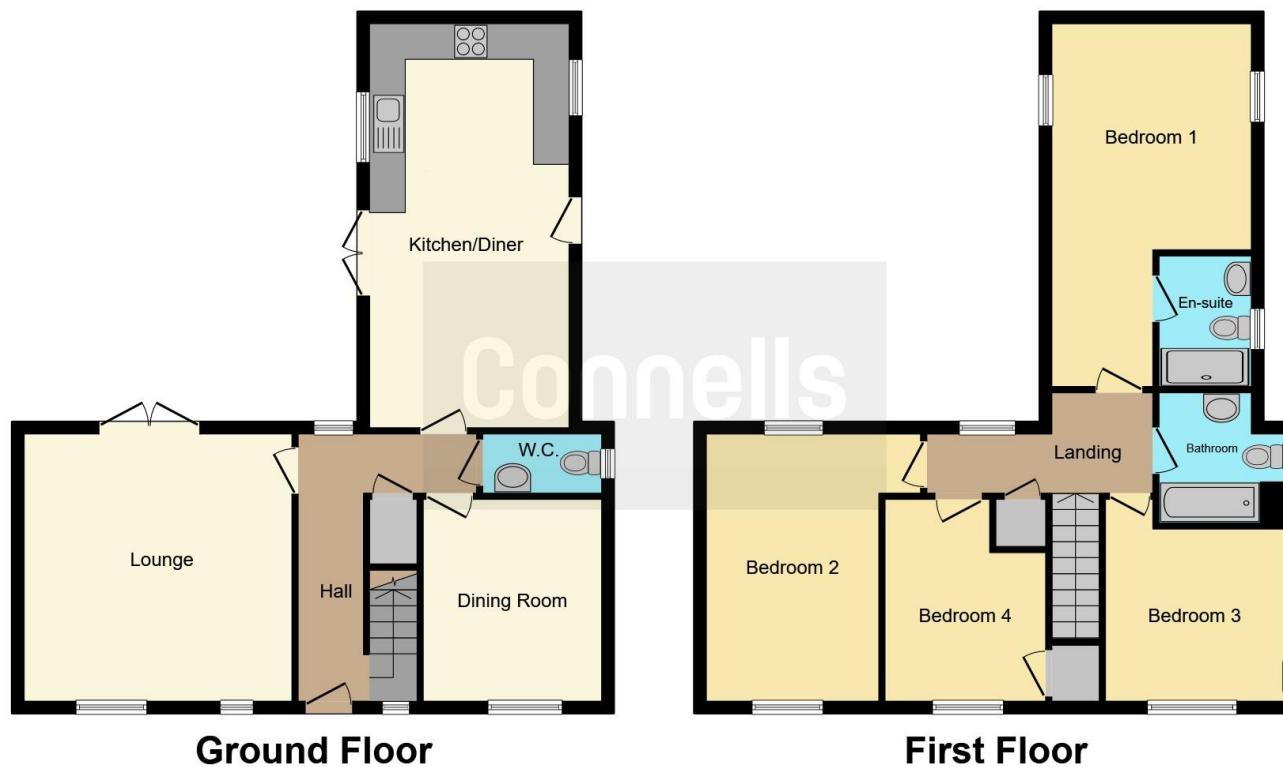
6' 2" x 7' 8" (1.88m x 2.34m)

With a bath with shower over, wash hand basin, towel radiator and toilet.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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