



Blackham Road, Hugglescote, LE67 2DZ

£365,000

A Substantial 4 bedroom detached family home positioned on a corner plot and providing in excess of 1500 sq ft that has a modern and tastefully decorated interior throughout with landscaped rear gardens providing high degrees of privacy. This superb property has a bright and spacious interior with two reception rooms to the ground floor, a cloakroom wc and a large kitchen dining family with integrated appliances. On the first floor there are four bedrooms, en suite and dressing area to the main bedroom and a family bathroom. A Great family home located on the fringes of Hugglescote village.



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The property sits on the fringes of Hugglescote Village, which allows country lifestyle living but easily accessible to the M1 and nearby towns. The local schools are within easy reach and offer a Good ofsted rating.

ENTRANCE HALL

Entrance hallway with a staircase and doors leading to all ground floor rooms

LOUNGE AREA 14'9" x 14'11" (4.50 x 4.55)

Double glazed patio doors to rear gardens, double glazed window to front aspect, decorative wood panelling, carpet flooring

DINING ROOM 11'10" x 10'0" (3.61 x 3.07)

Double glazed windows to front aspect, carpet flooring

KITCHEN DINING ROOM 22'4" x 11'3" (6.81 x 3.43)

Double glazed window and doors with rear gardens and front aspect, fitted with a modern range of floor and wall units with integrated appliances, space for tall fridge freezer, dining area with space for large table and chairs

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

FIRST FLOOR LANDING

First floor landing with loft access, carpet flooring, double glazed window

MAIN BEDROOM 11'8" x 11'1" (3.58 x 3.40)

Double glazed window, dressing area with fitted wardrobes, carpet flooring

EN SUITE

En suite shower enclosure, low level wc, wash hand basin, heated towel rail, tiled surrounds

BEDROOM 14'9" x 10'7" (4.50 x 3.23)

Double glazed window, carpet flooring

BEDROOM 11'8" x 10'2" (3.58 x 3.10)

Double glazed window, carpet flooring

BEDROOM 11'3" x 8'7" (3.45 x 2.62)

Double glazed window, carpet flooring

MAIN BATHROOM

Matching white bathroom suite with tiled surrounds and frosted double glazed window

REAR GARDENS

Landscaped rear gardens with patio area, lawned area, decking private seating area, access to garage and driveway parking

GARAGE & PARKING

Single garage with driveway parking and access to rear gardens





