



11 John Digby Road, Hugglescote, LE67 2EL
£239,950

PROPERTY
PERSPECTIVE

Hugglescote is a village on the river Sense. It boasts a local primary school a doctors surgery and local transport routes into Coalville and Leicester. Popular with all age groups the village has a range of local shops along with an active community hall.

ENTRANCE HALL

Stairs to first floor

LOUNGE AREA 14'5" x 11'11" (4.40 x 3.65)

Double glazed window to front, carpet flooring

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashback's

UTILITY AREA 6'0" x 2'7" (1.83 x 0.80)

Floor units, washing facilities

KITCHEN DINING AREA 12'1" x 12'0" (3.70 x 3.66)

Double glazed doors to rear gardens, fitted with a modern range of floor and wall units with work surfaces over, integrated appliances, tiled flooring, part tiled walls, ceiling spot lighting

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM 9'6" x 9'2" (2.90 x 2.80)

Double glazed window, carpet flooring, fitted wardrobes

EN SUITE

Modern en suite shower room with tiled surrounds

BEDROOM 11'5" x 8'10" (3.50 x 2.70)

Double glazed window, carpet flooring

BEDROOM 11'8" x 6'6" (3.57 x 2.00)

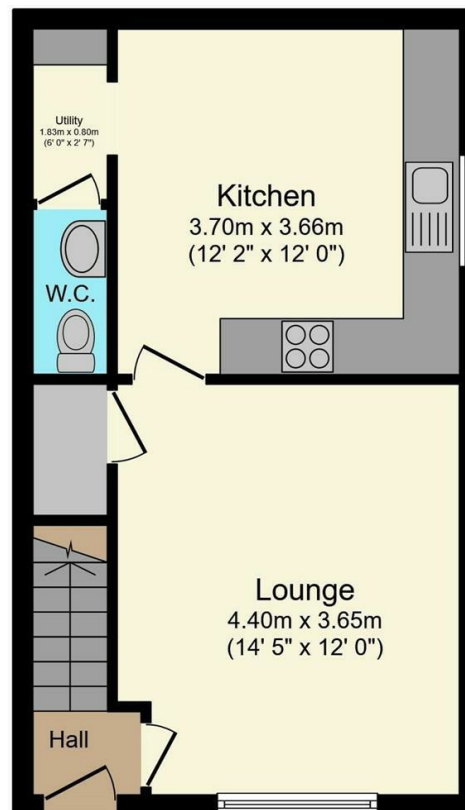
Double glazed window, carpet flooring

BATHROOM

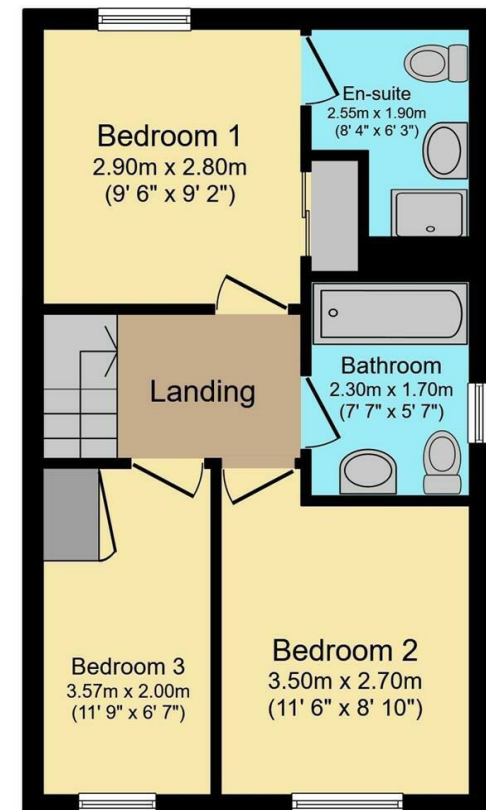
Matching white bathroom suite with tiled surrounds

OUTSIDE

Well maintained rear gardens which are fully enclosed and provide good degrees of privacy. Allocated parking to the front aspect



Ground Floor



First Floor