



11 Clamp Drive, Hugglescote, Leicestershire, LE67 2LD

HOWKINS &
HARRISON

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Hugglescote,
Leicestershire, LE67 2LD

Asking Price: £385,000

Finished to an exceptionally high standard and located within a popular development in the village of Hugglescote, this four bedroom detached family home is ready to move into and must be seen to be truly appreciated. Over two floors the property briefly comprises a generous living/dining/kitchen, separate reception lounge, ground floor playroom/study, principal bedroom with en suite, three further double bedrooms and a family bathroom. Outside you can find off road parking and a detached single garage as well as a sizeable, landscaped rear garden.

Features

- Immaculately presented family home
- Open plan living/dining/kitchen
- Two ground floor reception rooms
- Four double bedrooms
- Upgraded beyond developer specification
- Ideal location for commuters



Location

Hugglescote is a thriving village located approximately 1 mile South of Coalville with an abundance of heritage and its own primary school and doctors surgery. Conveniently located close to the A511, the principal trunk road connecting the A42 dual carriageway at Ashby de la Zouch with the M1 motorway corridor at junction 22. Providing great links to Leicester and North to Loughborough, Nottingham and Derby. Coalville town offers a good range of local amenities and facilities including high street shops, public houses, takeaway restaurants and the nearby leisure centre, together with excellent opportunities for walkers and country lovers with Grace Dieu and Cademan Woods close by. Coalville is also well served for schooling, with a number of schools for all ages within a few minutes walking distance of the property.



Accommodation details - Ground Floor

From the front elevation the property leads directly into a good sized entrance hallway with doors leading off across the ground floor living accommodation. Overlooking the front of the property and benefitting from views of the open green space are the cosy reception lounge and separate study/play room. Moving to the back of the property and the stand out feature of this family home is the open plan living/dining/kitchen, with upgrades surpassing the builders original specification this room allows for ample storage and integrated appliances. To complete there's also a separate utility and ground floor WC.

Stairs lead from the entrance hall and rise onto the first floor landing where you can find all four double bedrooms and the family bathroom. Bedroom one is a good double room and offers a large built in wardrobe as well as it's own en suite shower room. The remaining three bedrooms are all good double rooms each offering a slightly different view and are serviced by a modern three piece family bathroom.

Outside

Externally the property overlooks a large open area and offers off road parking in the form of a tarmacadam driveway, further parking could also be found within the detached single garage. A gate leading from the side opens into the large landscaped rear gardens that are ideal for outdoor entertaining due to the extended patio area that can be accessed from the living kitchen.









Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

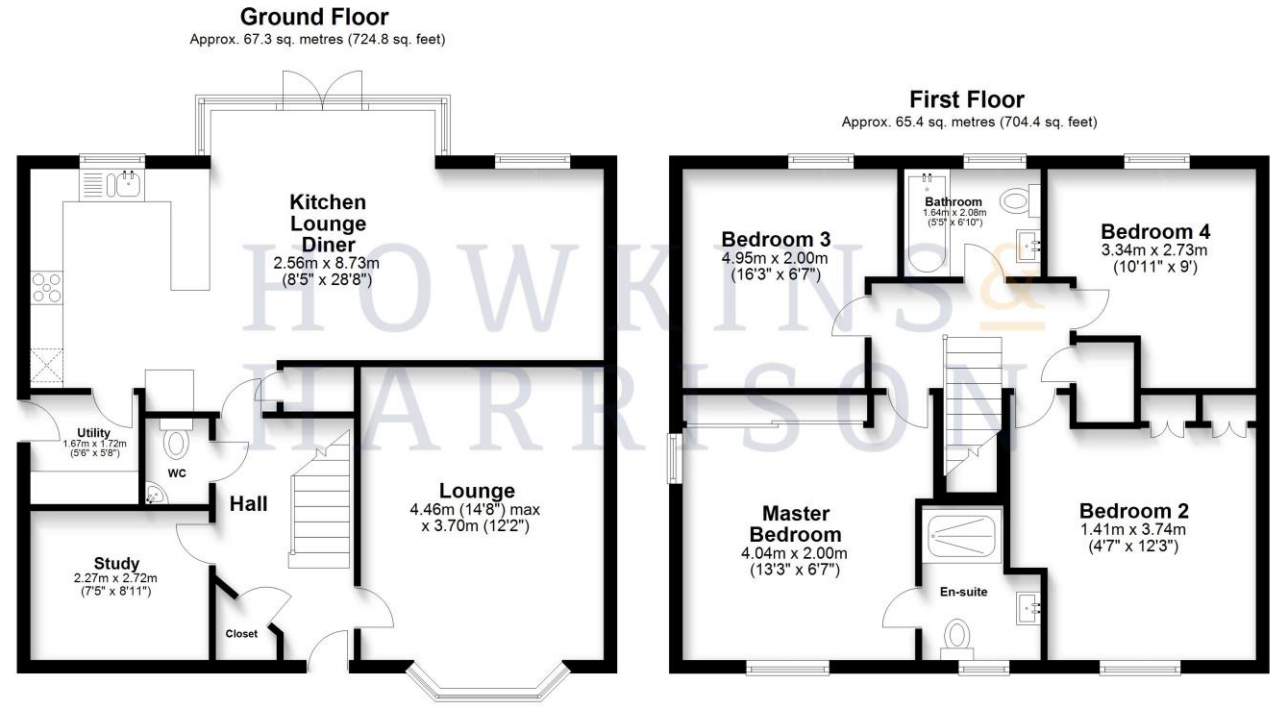
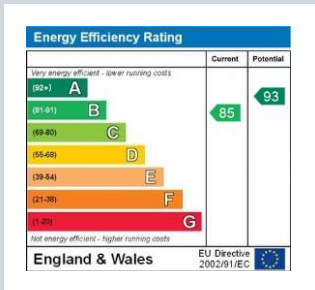
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band - E



Total area: approx. 132.8 sq. metres (1429.1 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using PlanUp.

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.