



18 Briers Lane, Hugglescote, Leicestershire, LE67 2JB

HOWKINS &
HARRISON

18 Briers Lane,
Hugglescote,
Leicestershire, LE67 2JB

Asking Price: £400,000

Completed in 2020, located within the popular Grange View development in Hugglescote, this impressive four double bedroom detached property offers versatile accommodation of just under 1400sq ft, creating the perfect modern family home! Occupying a larger than average plot the property comprises of two ground floor reception rooms, a spacious open plan living/kitchen, four double bedrooms and a family bathroom with the main bedroom also having an en-suite shower room. Externally you will find ample off road parking as well as a detached single garage and to the rear there is a landscaped rear garden ideal for entertaining.

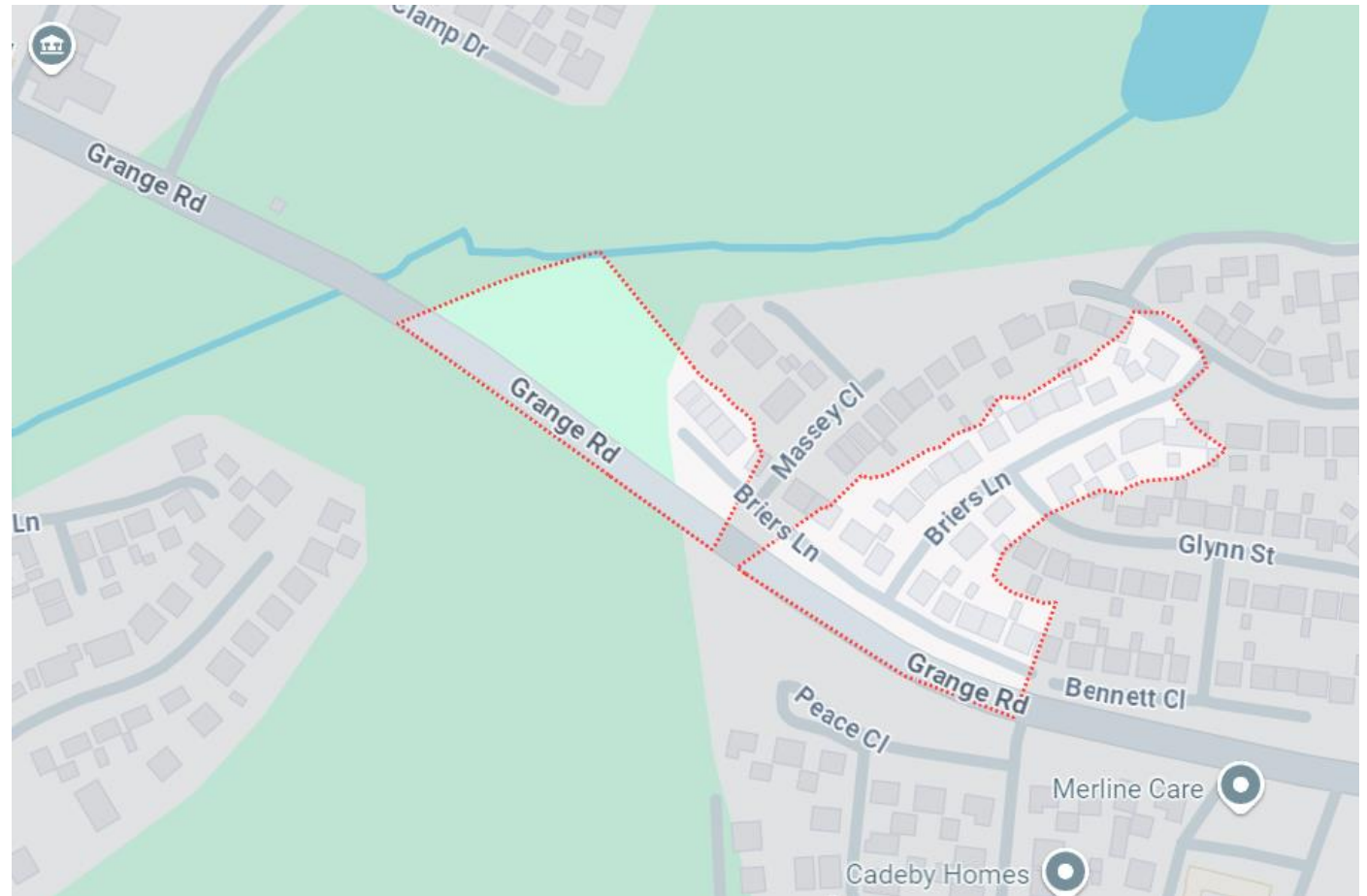
Features

- Immaculately presented detached family home
- Spacious, open plan living/dining/kitchen
- Two further reception rooms
- Four double bedrooms and a family bathroom
- Main bedroom with dressing area & en suite shower room
- Ample off street parking with detached single garage
- Quiet location within this sought after development
- Close to a range of amenities and good road links



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

The property can be accessed from the front elevation and leads directly into the entrance hallway with staircase rising to the first floor and door to a cloakroom WC. Doors lead to the left and right giving access into two good sized reception rooms. To the right is a spacious lounge whilst to the left is a versatile second reception that could be used as a home office/study or playroom. To the rear and a particular feature of the property is the 26ft open plan living/kitchen that creates an ideal space for any family with two sets of French doors opening onto the rear garden. The kitchen area provides an ample range of wall and floor mounted units, an island sink unit with further cupboards below, a range of integrated appliances and access to a separate useful utility area with door to outside.

First Floor

From the entrance hallway a single flight staircase leads directly onto the first floor landing, doors lead off giving access into all four bedrooms and the family bathroom. The principal bedroom overlooks the front elevation and has the added benefit of its own dressing area/walk in wardrobe and three piece en suite shower room. The remaining three bedrooms are all good double rooms and are serviced by a generous family bathroom that incorporates a bath and separate single shower unit.





Outside

Outside the property provides ample off road parking and driveway leading to a single detached garage ideal for storage or additional parking space. Gated access to the side leads directly into the enclosed rear garden which has been landscaped to create a sociable family friendly garden ideal for entertaining.



A superb family home located on a desirable residential estate close to excellent transport links





Viewing Arrangements

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

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 - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - E

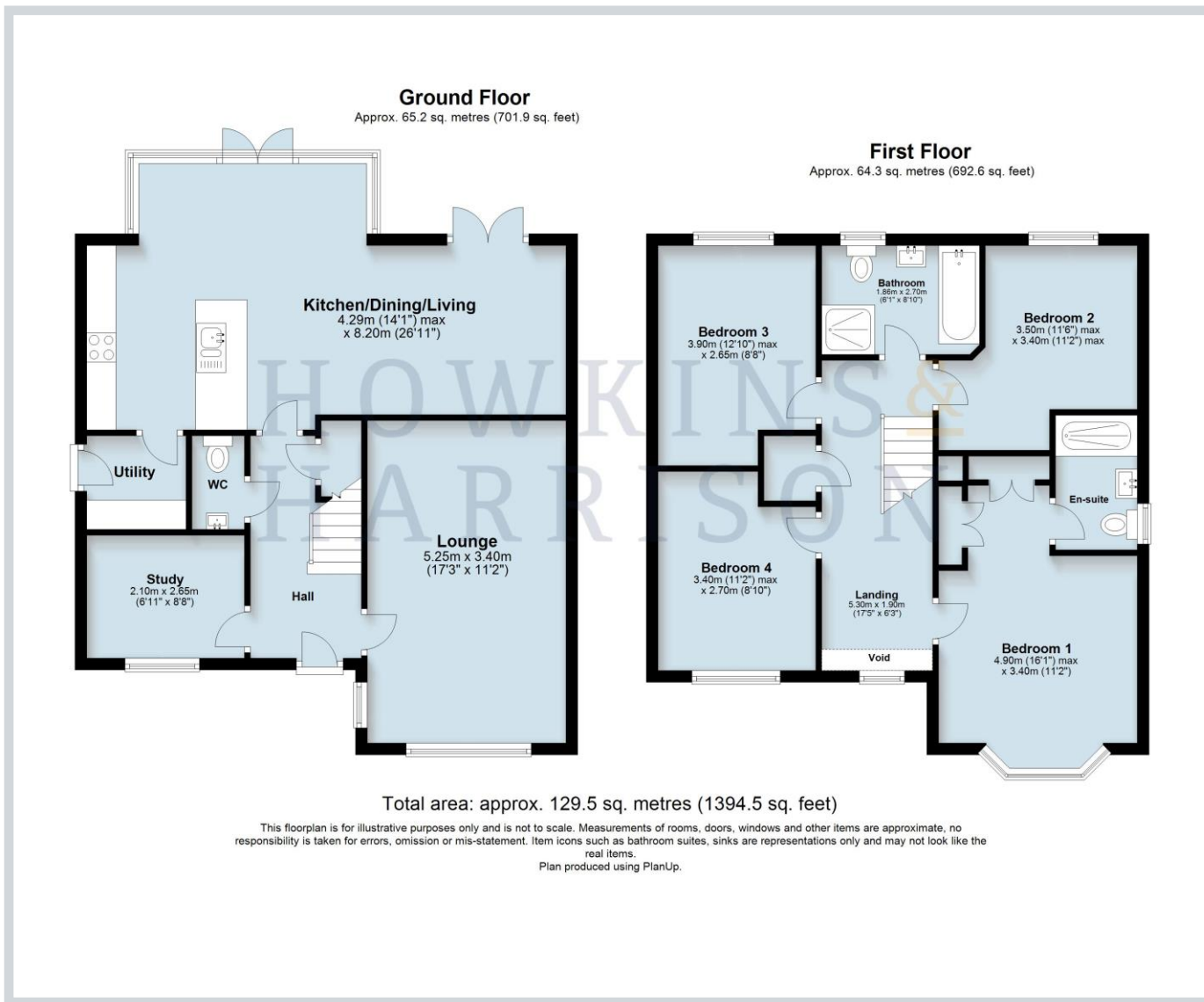
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.