



## 31 Hurley Place, Hugglescote, Leicestershire, LE67 2GW

**Guide Price £318,000**

Situated within a quiet cul de sac on this popular 'Davidsons' development, constructed in 2023 is this three bedroom detached home. Occupying an enviable corner plot, offering 981sqft of internal accommodation, in brief comprising:- entrance hallway, cloakroom WC, 17ft lounge with bay window and an open plan dining/kitchen with utility room off. To the first floor there are three bedrooms and a family bathroom with the main bedroom having fitted wardrobes and an en-suite shower room. Externally there is off road parking, a single garage and a landscaped rear garden. A must view property.

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

Telephone 01530 410930

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

## LOCATON

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

Accessed from the front elevation the front door leads directly into the entrance hallway with access to a cloakroom WC and staircase rising off to the first floor. To the left a spacious reception lounge with window to the front elevation and a walk in bay window to the side. whilst to the right is a fitted dining/kitchen benefitting from a range of units with integrated appliances, French door opening out to the garden and door into a matching utility room which has a door to rear access.

## FIRST FLOOR

A single flight staircase can be accessed from the entrance hallway and leads up onto the first floor landing, doors lead off giving entry to all three bedrooms and the modern three piece family bathroom. Bedroom one overlooks the side of the property and benefits from fitted wardrobes and its own en suite shower room. Bedrooms two and three are both good double bedrooms.

## OUTSIDE

Externally the property benefits from ample off road parking to the rear in the form of a tarmacadam driveway, a single garage allows for further parking if required or a useful storage area. Gated access leads into the landscaped, low maintenance south facing rear garden with attractive circular paving, an ideal space for entertaining.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

## Local Authority

North West Leicestershire District Council - Tel:01530-454545

## Council Tax

Band - C

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## 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. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and BT is the current broadband provider.

## Floorplan

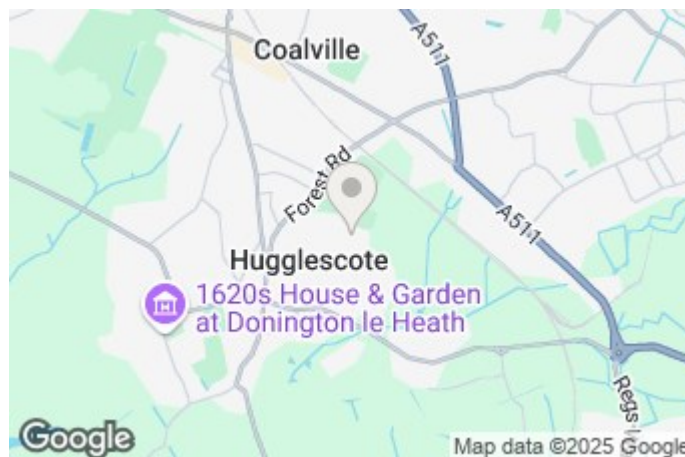
Howkins & Harrison prepare these plans for reference only. They are not to scale.

## Additional Services

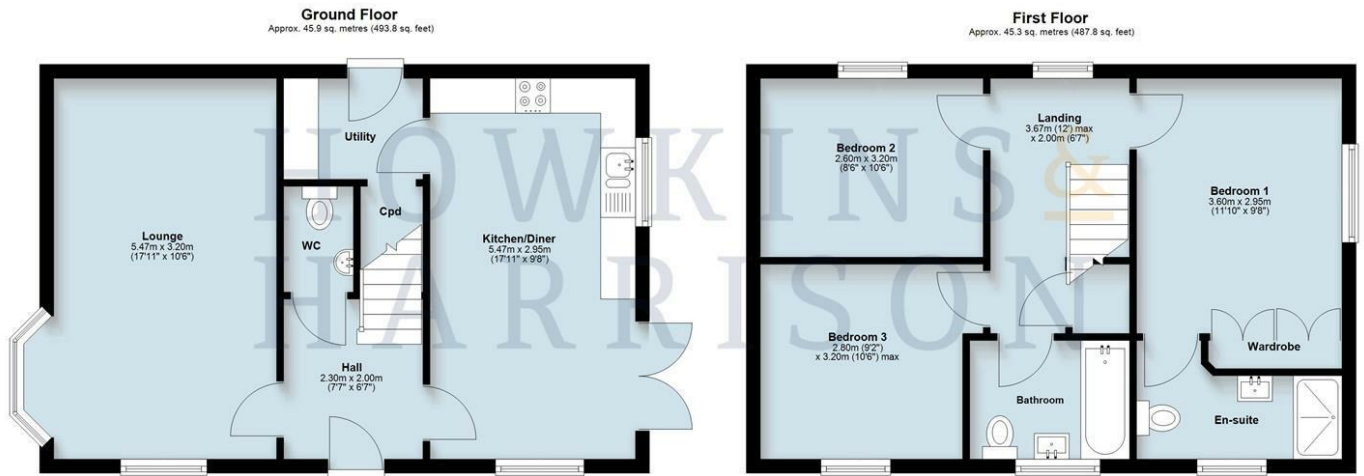
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## Important Information

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.

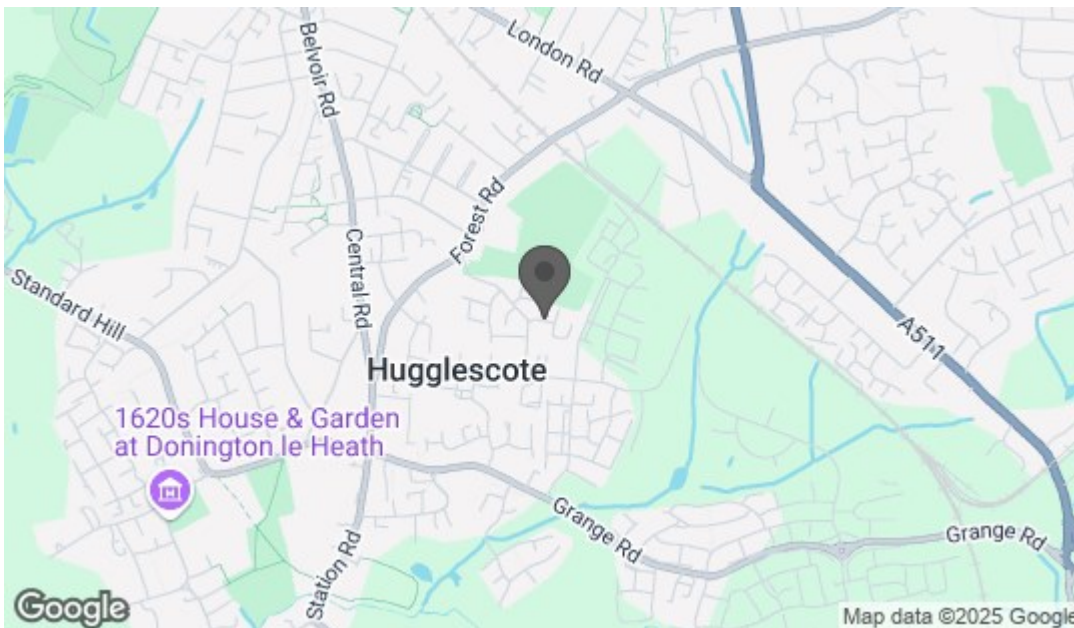






Total area: approx. 91.2 sq. metres (981.6 sq. feet)

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 Planitip.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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