



108, Blackham Road Hugglescote, Leicestershire, LE67 2DZ

HOWKINS &
HARRISON

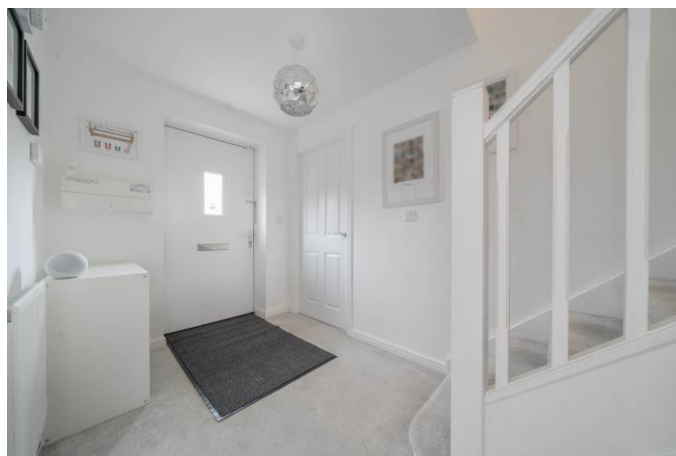
108, Blackham Road,
Hugglescote,
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Guide Price: £367,500

Nestled within a popular development within the sought after village of Hugglescote, this four bedroom detached property occupies a prime position and plot creating an enviable family home.

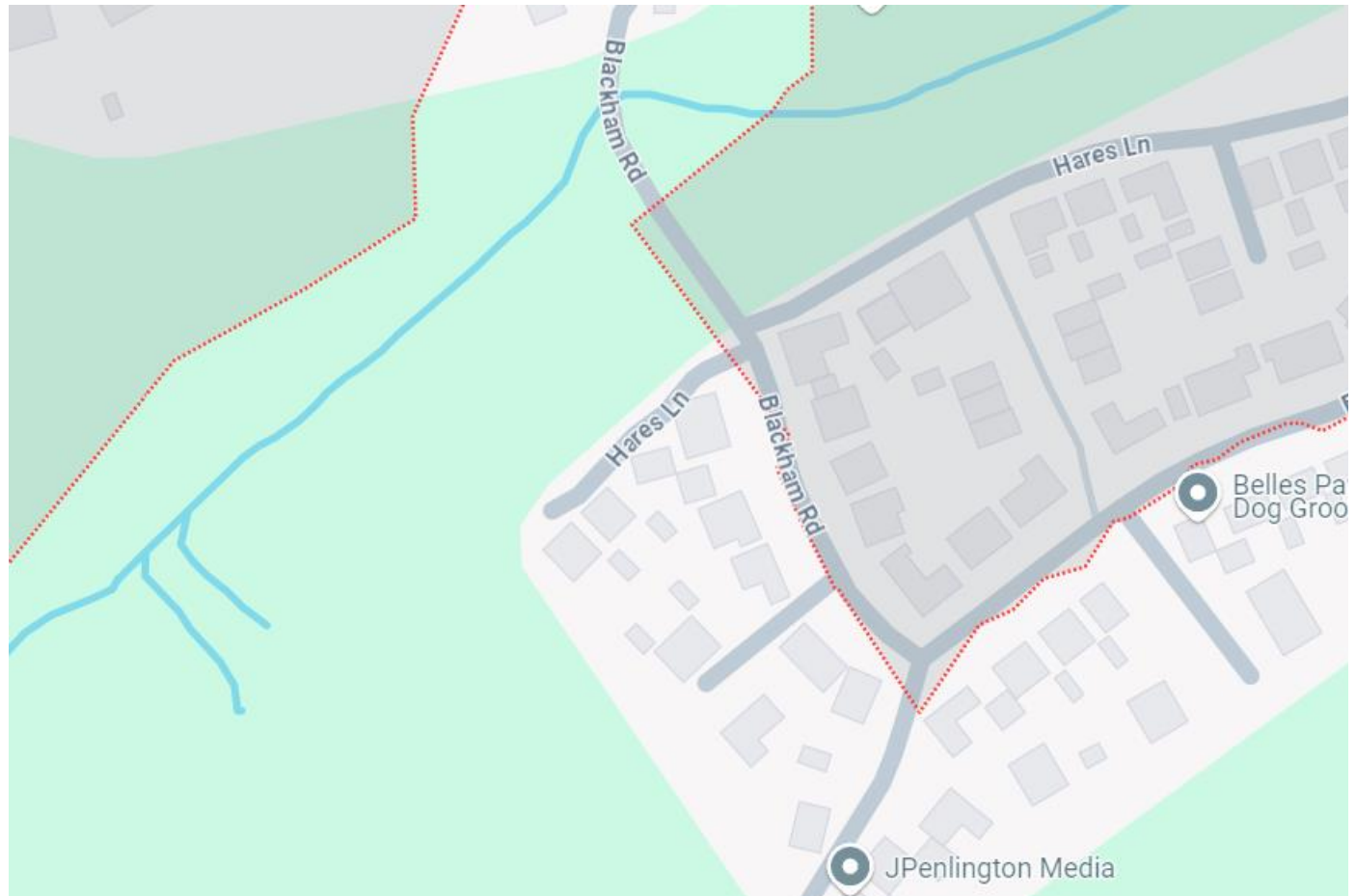
Having versatile accommodation arranged over two floors, totalling just under 1800sqft, in brief comprising:- two generously sized reception rooms, a large open plan dining/kitchen and cloakroom WC. To the first floor there are four comfortable double bedrooms, an en-suite shower room and a family bathroom.

Externally there is ample off road parking to the front elevation and an attached garage, whilst to the rear is an enclosed, private, south facing garden.



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. Hugglescote is also well served for primary and secondary schooling, rated 'Good' in all areas, all are within a few minutes walking distance of the property.



Accommodation Details - Ground Floor

From the front elevation a canopied entrance leads directly into the main entrance hallway with access to a cloakroom WC. Doors then lead off to all of the ground floor living accommodation. To the right of the hallway is a versatile reception room that works perfectly as a home office or children's play room and to the left is a 15ft open plan kitchen, which leads into a dining room with French doors opening to the rear garden, ideal for modern family living. Also to the rear is spacious sitting room again with French doors opening on to the rear patio and landscaped gardens. Finally on this floor is a useful utility room/WC.

First Floor

From the entrance hallway the single flight staircase rises up to the first floor landing with store cupboard and doors to the left and right allowing access into all four bedrooms and the family bathroom. Bedrooms one to the front is generous in size and has it's own three piece shower room en suite and fully installed air conditioning unit. Bedrooms two, three and four are equally good size double bedrooms serviced by the three piece family bathroom.





Outside

Externally the property benefits from ample off road parking to the front elevation as well as a single attached garage that could be used for further parking or useful storage space. Gated access to the side leads into a private south facing rear garden that's been landscaped to create the ideal outside space for modern family living and outdoor entertaining.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Agents Note

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

Features

- Double fronted detached family home
- Two sizeable ground floor reception rooms
- Large open plan dining/kitchen
- Constructed in 2019 with remainder of builders warranty
- Four good size bedrooms
- Principal bedroom with en-suite & air conditioning
- Landscaped, south facing rear garden
- Off road parking and attached garage
- Ideally situated for commuters and Midlands road links





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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.

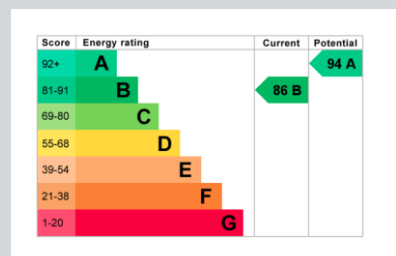
Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected. We have been made aware of a recently installed and services air conditioning unit in the principal bedroom.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax – Band E



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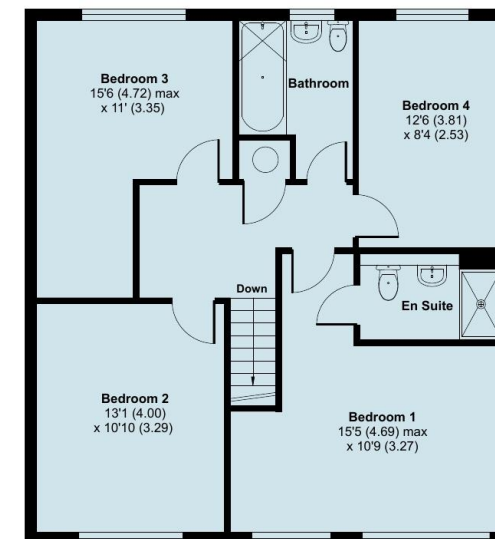
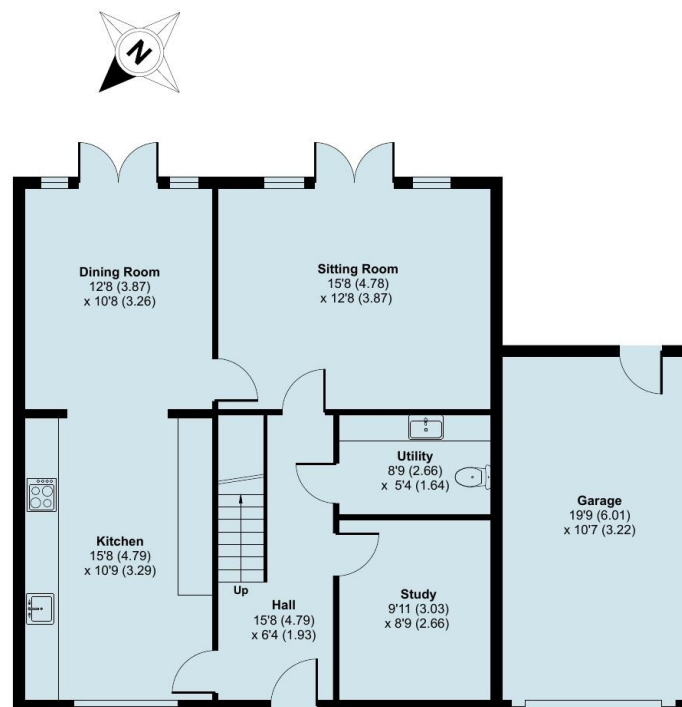
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Approximate Area = 1576 sq ft / 146.4 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1784 sq ft / 165.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1290497

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.



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