



3, Davies Close, Hugglescote, Leicestershire, LE67 2LG

HOWKINS &
HARRISON

3, Davies Close,
Hugglescote,
Leicestershire, LE67 2LG

Offers in the region of: £265,000

An immaculately presented modern semi-detached home, completed in 2021, and forming part of the popular Grange View development within Hugglescote.

The property offers stylish and well-planned accommodation extending to approximately 810 sq ft, including a contemporary open-plan kitchen/diner, a beautifully finished living room and three bedrooms located on the first floor.

Finished to a high standard throughout and further benefits from off-road parking and an enclosed rear garden, making it ideal for modern living.



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.

Features

- Immaculately presented modern home
- Completed in 2021, remainder builders warranty
- Stylish open plan kitchen and dining area
- Separate, well-appointed living room
- Three first floor bedrooms
- En-suite to bedroom one
- Off road parking to the front
- Enclosed rear garden with garden room



Accommodation Details – Ground Floor

The property is entered via the front door into a hallway, finished in a neutral contemporary style, with stairs rising to the first floor and access to a cloakroom WC. To the front of the property lies the living room, an inviting and beautifully presented space featuring high-quality flooring, feature wall panelling and a modern fireplace, creating a warm and stylish setting. To the rear is the open plan kitchen/diner, finished with sleek units, integrated appliances and contrasting work surfaces. The dining area is clearly defined and benefits from double doors opening onto the rear garden, allowing natural light to flood the space and creating an excellent connection between indoor and outdoor living.

First Floor

The staircase rises to a landing giving access to all three bedrooms and the family bathroom. Bedroom one is a well-proportioned double room and benefits from fitted wardrobes and its own en-suite shower room. Bedroom two is another comfortable double, while bedroom three provides a single bedroom or home office. The accommodation is completed by the family bathroom, fitted with a modern white suite.

Outside

To the front of the property is off-road parking. The rear garden is enclosed and neatly arranged, featuring a paved seating area and lawn. A garden room provides an excellent additional space, ideal for home working or leisure use, and complements the overall presentation of the property.



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.



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

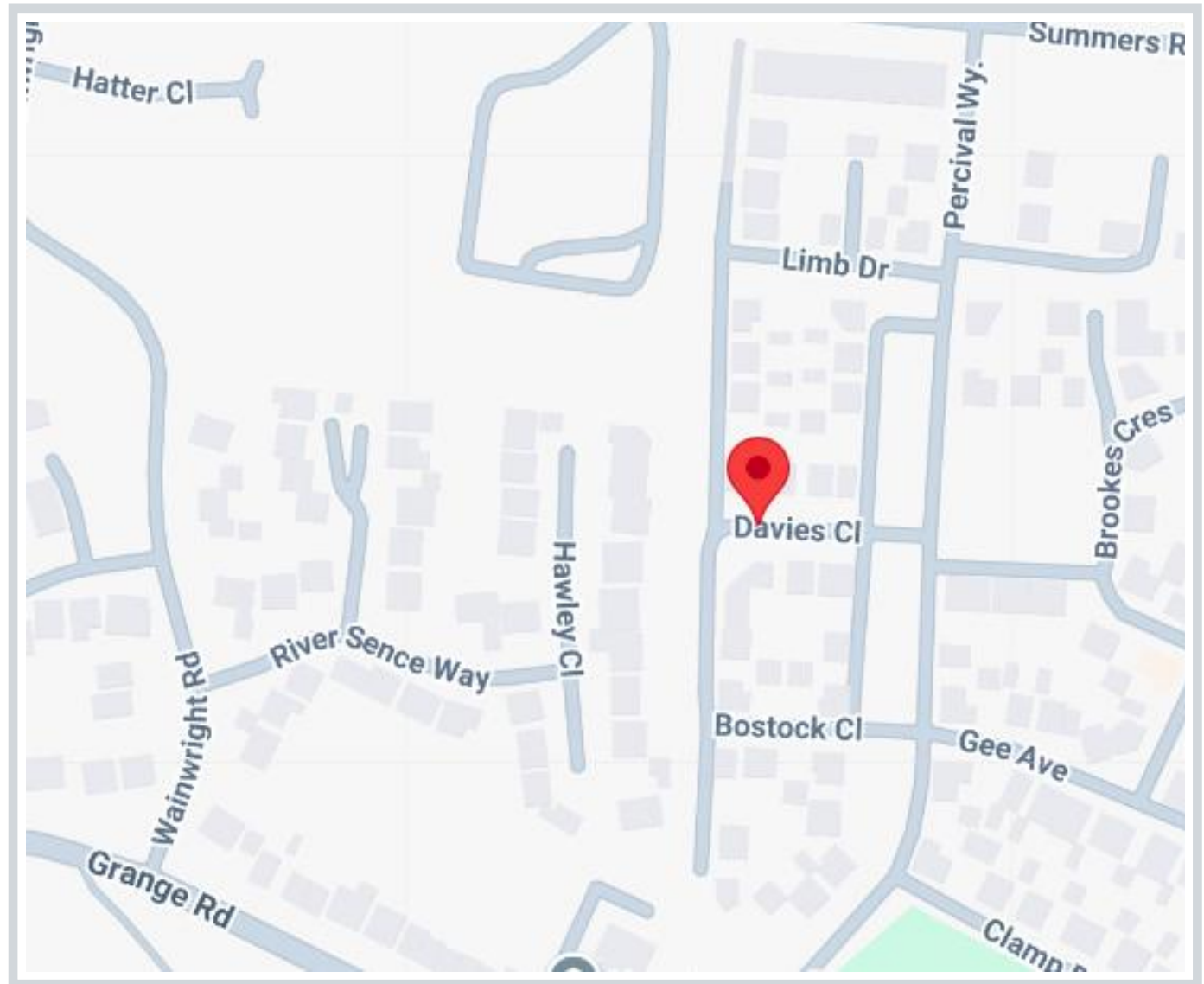
None of the services have been tested. We are advised that the property benefits from main water, drainage and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

North West Leicestershire District Council <tel:01530-454545>.

Council Tax Band – Band B

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.



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