



Sinclair

The Old Meadows, 65 Station Road, Hugglescote, Leicestershire, LE67
2GB

£575,000

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Property at a glance

- 0.73 Acres
- Well Established Family Home
- Potential Building Plot (subject to planning)
- Council Tax Band*: D
- Circa 1923
- First Time On The Open Market
- One-Off Property
- Price: £575,000

Overview

Discover this one-off detached house of 0.73 acres offered with NO UPWARD CHAIN and occupying a potential building plot subject to the relevant planning permissions. Having been in the same family for 100 years (built circa 1923), this is the first time the property has seen the open market and could make a wonderful generational home for a new loving family! To explore the property and its grounds, please contact Sinclair Estate Agents today. EPC RATING D.

Location**

Hugglescote is a thriving village of approximately 4,000 people (2001 census) about 1 mile south of Coalville. Its facilities include a primary school, community centre, shops (one with post office), churches, takeaways, two recreational grounds and a pub, the Gate Inn. Donington Manor House and the Sence Valley Forest Park are close by. The Hugglescote bear statue was unveiled in 2008 and, according to local folklore, represents how the village got its name. One day, local villager named Huggle was being chased by a brown bear. In order to escape, he took off his coat and the bear hugged that instead of him – Huggle's coat! Nearest Airport: East Midlands (14 miles) Nearest Train Station: Loughborough (10.9 miles) Nearest town: Coalville (1.4 miles) Nearest Motorway Access: A/M42 (J13) M1 (J22).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

Entered through a timber framed front door with inset opaque single glazed panel, having adjacent timber framed single glazed windows to either side and having wall lighting.

Reception Hall

10'10" x 16'4" (3.30m x 4.98m)

Entered through a timber framed single glazed lead lined front door flanked by adjacent single glazed window to either side and having stairs rising to the first floor with access to under stair storage and having picture rail.

Bay fronted Lounge

17'3" (into bay) x 22'4" (into bay) (5.26m (into bay) x 6.81m (into bay))

Enjoying timber framed single glazed bay windows to side and front with wall lighting, picture rail, Adam style fireplace with gas inset living flame, having Sandstone effect surround and having a timber framed door accessing the front garden.

Sitting Room

14'9" x 9'8" (4.50m x 2.95m)

Enjoying a dual aspect with timber framed single glazed windows to front and side, having wall lighting and picture rail.

Kitchen

11'10" x 10'3" (3.61m x 3.12m)

Having a range of wall and base units and comprising sink and drainer unit, four ring gas hob with extractor hood over with exposed timber beams, space and plumbing for appliances with two timber framed single glazed windows to rear with part tiled walls, inset down lights and timber effect vinyl flooring.

Day Room

12'0" x 12'5" (into bay) (3.66m x 3.78m (into bay))

Enjoying timber framed single glazed bay window to side with adjacent timber framed door accessing the rear garden and facilitated by wall lighting, a picture rail and exposed timber beams.

Laundry Room

6'3" x 6'5" (1.91m x 1.96m)

Having quarry tiled flooring, access to an airing cupboard with timber door accessing the rear garden and timber framed single glazed window to rear.

Shower Room

6'8" x 6'3" (2.03m x 1.91m)

This three piece suite comprises a low level w.c, vanity wash hand basin with mono bloc mixer tap, shower enclosure with thermostatic mixer tap with wall lighting, tile effect vinyl flooring and opaque single glazed timber framed window to rear.

FIRST FLOOR

Landing

Stairs ascending the first floor landing grant access to the family bathroom and four good size bedrooms and in turn comprise wall lighting, access to the loft and timber framed single glazed window to side.

Family Bathroom

5'6" x 10'4" (1.68m x 3.15m)

This three piece suite comprises a low level w.c, pedestal wash hand basin, panel bath with tiled splash backs, tile effect vinyl flooring, timber framed single glazed opaque window to side and having an airing cupboard housing the gas fired central heating combination boiler.

Bedroom One

11'9" x 14'0" (3.58m x 4.27m)

Having timber framed single glazed window to rear and side.

Bedroom Two

9'8" (to fitted wardrobe) x 12'9" (2.95m (to fitted wardrobe) x 3.89m)

Enjoying two double fitted wardrobes and a dual aspect with timber framed single glazed windows to front and side.

Bedroom Three

11'9" (narrowing to 7'4") x 7'8" (to fitted wardr (3.58m (narrowing to 2.24m) x 2.34m (to fitted ward)

Having a range of fitted wardrobes with timber framed multi pane single glazed window to front.

Bedroom Four/Study

6'2" x 10'4" (1.88m x 3.15m)

Enjoying timber framed single glazed window to rear with fitted desk unit and wall lights.

OUTSIDE

Wrap Around Garden

Comprising a host of lawns edged with box hedging and stone shingling with a range of mature trees and shrubs and comprising a timber framed summer house, detached garage, two timber framed work shops (one with both light and power) and a paved terrace area facilitated by wall lighting. Having a host of stone steps descending to further lawned areas surrounded by exquisite boxed hedging and granting a sense of serenity in the 0.73 acres of land the property enjoys.

Front

An expansive tarmacadam driveway accessing the parking area is edged with stone shingling and well maintained box hedging whilst granting access to the detached garage and wrap around garden in turn.



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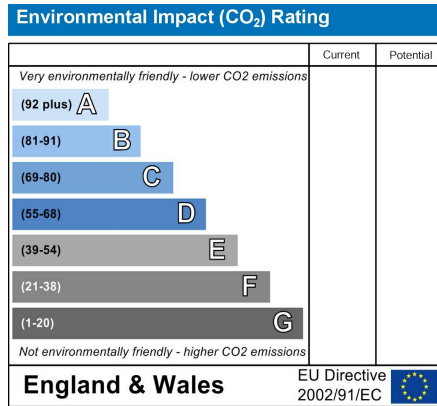
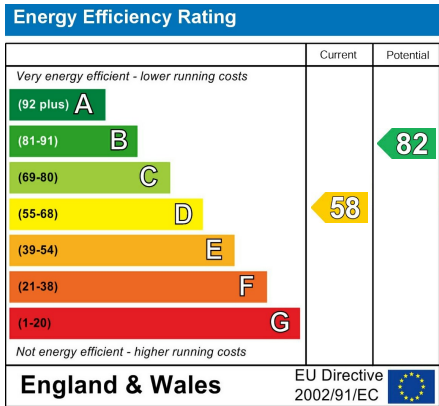


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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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Thinking of Selling?
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