



Sinclair

5 Limb Drive, Hugglescote, Leicestershire, LE67 2LH

01530 838338 sinclairestateagents.co.uk

Offers In Excess Of
£375,000

Property at a glance

- Four Double Bedrooms
- En-suite & Family Bathroom
- Lounge & Study
- Open Plan Kitchen/Diner
- Beautiful Landscaped Garden
- Driveway & Garage
- Council Tax Band*: E
- Price: £375,000

Overview

This beautifully presented FOUR DOUBLE BEDROOM DETACHED family home comes to the market benefitting from 7 years of NHBC warranty and enjoys the modern amenities. Featuring an OPEN PLAN kitchen/diner with access to the beautiful LANDSCAPED rear garden, lounge, cloakroom, study, utility, four double bedrooms, EN-SUITE and family bathroom. There is also a side driveway leading to the DETACHED GARAGE. EPC RATING B.

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.



5 Limb Drive, Hugglescote, Leicestershire, LE67 2LH

Sinclair

Detailed Accommodation

Ground Floor

Entrance Hall

Entered via a composite front door with inset opaque double glazed panel, storage cupboard and stairs rising to the first floor.

Study

7'5" x 7'0" (2.26m x 2.13m)

Having uPVC double glazed windows to front and side and radiator.

Guest Cloakroom/W.C

Comprising a low level push button w.c, wall mounted corner wash hand basin with mono bloc mixer tap, ceramic tiled flooring, tiled splashback, radiator and extractor fan.

Lounge

16'5" x 11'0" (5.00m x 3.35m)

Having a uPVC double glazed window to front and two radiators.

Kitchen/Diner

26'6" x 10'4" max (8.08m x 3.15m max)

Having a modern range of wall and base units with rolled edged work surfaces, a one and a half bowl sink and drainer unit, four ring electric hob with splash screen and an extractor hood over featuring a electric oven and grill with a fitted fridge/freezer and dishwasher. Also benefiting from two uPVC double glazed windows to rear and having uPVC framed French doors accessing the rear garden whilst being finished with ceramic tiled flooring, radiator and having under stairs storage.

Utility Room

5'4" x 5'0" (1.63m x 1.52m)

Enjoying continued ceramic tiled flooring from the kitchen and having a work surface beneath which lies space and plumbing for appliances and having an extractor fan, a wall mounted gas fired central heating boiler and uPVC double glazed door accessing the driveway.

First Floor Landing

Stairs rising to the first floor landing give way to four double bedrooms and a family bathroom and comprise a loft hatch and airing cupboard.

Bedroom

12'10" x 11'9" (3.91m x 3.58m)

Featuring two double fitted wardrobes, single wardrobe, radiator, uPVC double glazed windows to front and uPVC double glazed window to side.

En-Suite Shower Room

This three piece white suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, double shower enclosure with tiled walls, vinyl laminate effect flooring inset down lights, chrome heated towel rail, shaver point and extractor fan.

Bedroom

11'6" x 9'6" (3.51m x 2.90m)

Having a range of fitted wardrobes, uPVC double glazed window to front and radiator.

Bedroom

11'7" x 9'3" (3.53m x 2.82m)

Having uPVC double glazed window to rear and radiator.

Bedroom

10'1" x 10'4" (3.07m x 3.15m)

Having uPVC double glazed window to rear and radiator.

Family Bathroom

6'11" x 5'8" (2.11m x 1.73m)

This three piece white suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with splash screen and thermostatic bar mixer shower over, having part tiled walls, vinyl laminate effect flooring, an extractor fan, chrome heated towel rail and uPVC double glazed opaque window to rear.

Outside

Rear Garden

A paved patio area gives way to a well maintained lawn, raised flower beds, further pebbled area and facilitated by a water point and side gated access enclosed with part brick/part timber close board fencing.

Front

A tarmac driveway leading to the garage offers off road parking for multiple vehicles and sits adjacent to an area of bark chip hosting a range of mature shrubs which in turn is bisected by a paved walkway accessing the front door beneath a canopy porch.

Detached Garage

Entered via an up and over door and benefiting from both light and power.

5 Limb Drive, Hugglescote, Leicestershire, LE67 2LH

Sinclair



5 Limb Drive, Hugglescote, Leicestershire, LE67 2LH



5 Limb Drive, Hugglescote, Leicestershire, LE67 2LH





5 Limb Drive, Hugglescote, Leicestershire, LE67 2LH




5 Limb Drive, Hugglescote, Leicestershire, LE67 2LH

Sinclair



5 Limb Drive, Hugglescote, Leicestershire, LE67 2LH

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk