



Sinclair

5 Briar Close, Hugglescote, Leicestershire, LE67 2GN

£335,000

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Property at a glance

- Four Bedroom Detached House
- 24' Kitchen/Diner
- Ensuite Shower Room
- Council Tax Band*: C
- Two Reception Rooms
- Utility Room & W.C
- Cul-De-Sac Setting
- Price: £335,000

Overview

This FOUR BEDROOM DETACHED HOUSE comes to the market enjoying a modern aesthetic throughout, with floor-to ceiling solid oak balustrades, a modern 24' kitchen/diner and a landscaped garden to the rear. Occupying a cul-de-sac setting, this property also benefits from a playroom and additional lounge, with an ensuite to the front bedroom creating an ideal family home. For all enquiries, contact Sinclair Estate Agents today! EPC RATING C.

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.

Ground Floor



First Floor



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GROUND FLOOR

Entrance Hall

Entered via a solid oak front door with inset opaque double glazed panel, having an adjacent timber framed double glazed window and tile effect LVT flooring. Also featuring a solid oak floor to ceiling balustrade and LED inset down lights.

Play Room

7'3" x 12'2" (2.21m x 3.71m)

Having a uPVC double glazed window to front with inset blinds.

Lounge

9'5" x 17'4" (2.87m x 5.28m)

Enjoying a uPVC double glazed bay window to front and LED inset down lights.

Kitchen/Diner

24'0" x 8'5" (7.32m x 2.57m)

Inclusive of a modern range of wall and base units, a one and a half bowl sink and drainer unit with swan neck mixer tap, having a four ring electric hob with extractor hood over, electric oven and grill with tiled splash backs and further space and plumbing for appliances. Also featuring an integrated full fridge and full freezer with under counter lighting continued tiled effect LVT flooring from the entrance hall with inset down lights, column radiator and uPVC double glazed French doors with inset blinds opening into the private rear garden. Also having two uPVC double glazed windows to rear and further uPVC framed door accessing the rear garden to side.

WC

Comprising a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, chrome heated towel rail with opaque uPVC double glazed window to side, having inset down lights and ceramic tiled flooring,

Utility Room

7'9" x 4'8" (2.36m x 1.42m)

Enjoying a continuation of the tile effect LVT flooring from the kitchen diner and having both space and plumbing for appliances with a range of wall and base units for storage.

FIRST FLOOR

Landing

Stairs rise to the first floor landing give way to the entire first floor accommodation.

Bedroom One

10'2" x 12'5" (3.10m x 3.78m)

Having a uPVC double glazed window to front, double fitted wardrobe and access to the en-suite shower room.

En-Suite Shower Room

4'7" x 6'4" (1.40m x 1.93m)

Having inset down lights a chrome heated towel rail, opaque uPVC double glazed window to front with ceramic tiled flooring and tiled walls.

Bedroom Two

9'0" x 11'7" (2.74m x 3.53m)

Having a double fitted wardrobe and uPVC double glazed window to rear.

Family Bathroom

6'3" x 8'6" (1.91m x 2.59m)

This three piece white suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath having inset jet functionality, chrome heated towel rail and a low level push button w.c. Also benefiting from a ceramic tiled floor with wall tiling, opaque uPVC double glazed window to rear with shaver point and LED inset down lights.

Bedroom Three

8'0" x 12'2" (2.44m x 3.71m)

Having uPVC double glazed window to front with double fitted wardrobe.

Bedroom Four

8'0" x 9'7" (2.44m x 2.92m)

Having uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

Enjoying a sunny aspect and featuring raised timber decking edged by raised timber sleepers, having a range of flower beds and enclosed by timber fly board fencing, having side gated access, water point and a host of external lighting. Also enjoying a paved patio area with adjacent artificial lawn accessed by a timber sleeper step, with inset plinth lighting, having a large timber framed storage shed and further raised decked seating area.

Front

A tarmac driveway offer off road parking for multiple vehicles, having block edging and accessing the front door by a paved porch crescent and having access to the rear garden.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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Photographs

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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

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Thinking of Selling?

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



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