

Sinclair



72 Ashburton Road, Hugglescote, Leicestershire, LE67 2HB

£347,500

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Attractive Detached Home
- Extended
- Bathroom, En-Suite & Wc
- Council Tax Band*: D
- Four Excellent Bedrooms
- 20'4" x 20'5" Living Kitchen/Diner
- Off-Road Parking & Garage
- Price: £347,500

Overview

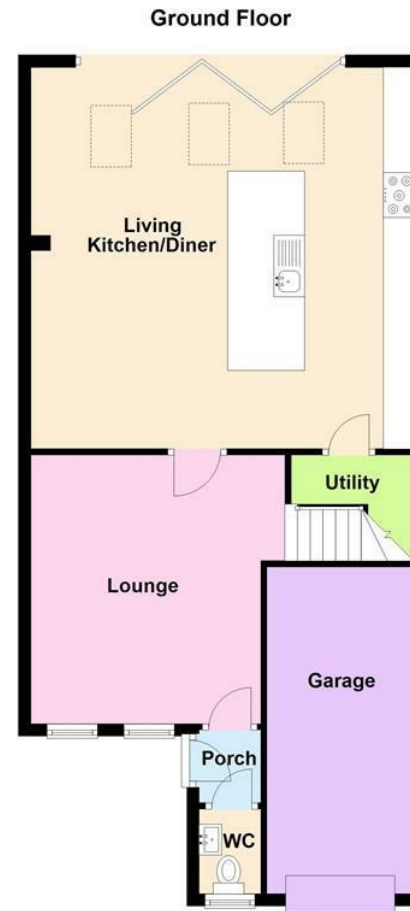
* OFFERED WITH NO UPWARD CHAIN * This EXTENDED FOUR BEDROOM FAMILY HOME enjoys a super 20'4" x 20'5" extended living kitchen/diner and occupies a brilliant position on Ashburton Road opposite Hugglescote Primary School. In brief the property features a entrance porch, guest cloakroom, living kitchen/diner and lounge with stairs rising to the first floor landing giving way to four bedrooms, including the en-suite and family bathroom respectively. Externally there is a private rear garden and front driveway able to accommodate off-road parking for multiple vehicles leading to the single garage. 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.



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Detailed Accommodation

GROUND FLOOR

Enjoys contemporary underfloor heating throughout, is offered with no upward chain and comprises on the ground floor:

Entrance Porch

Having personal external door and ceramic tiled floor.

Guest Cloakroom

Fitted with the two piece suite comprising low level wc, pedestal wash hand basin, chrome finished fittings, tiled splashbacks, ceramic tiled floor and uPVC double glazed window to the front.

Lounge

13'6" x 14'4" (4.14 x 4.37)

Having feature solid wood flooring, two uPVC double glazed windows to the front, stairs leading off and door to...

Open Plan Living Kitchen/Diner

20'4" x 20'5" (6.20m x 6.22m)

Inclusive of an attractive range of wall and base units; polished granite worksurfaces, an inset sink and drainer unit with flexi-hose mixer tap mounted in an expansive island unit. The kitchen also benefits from an integral dishwasher, double electric oven/grill, microwave oven, fridge/freezer and a five ring gas hob with extractor hood over. Other features include three Velux skylights, a range of composite bi-fold doors accessing the rear garden, timber effect LVT flooring and access to under-stairs storage having plumbing for the washing machine and space for tumble dryer.

FIRST FLOOR LANDING

Having open balustrades, uPVC double glazed window to the side, feature solid oak wood flooring and access to the boarded and lit loft via the pull down ladder.

Master Bedroom

12'2" x 11'6" (3.71 x 3.51)

Having feature solid oak wood flooring, uPVC double glazed window to the rear and door leading to...

En-Suite Shower Room

Fitted with the three piece white suite comprising double shower cubicle, low level wc, pedestal wash hand basin, chrome finished fittings, tiled splashback, ceramic tiled floor, inset downlights, extractor fan and uPVC double glazed window to the side.

Bedroom Two

11'10" x 8'9" (3.61m x 2.67m)

Having inset downlights, solid oak wood flooring and uPVC double glazed window to the front.

Bedroom Three

7'6" x 11'6" (2.29m x 3.51m)

Having inset downlights, solid oak flooring and two uPVC double glazed windows to the front.

Bedroom Four

9'2" x 8'9" (2.79m x 2.67m)

Having solid oak wood flooring and uPVC double glazed window to the rear.

Family Bathroom

Fitted with the three piece white suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin, chrome finished fittings, tiled splashback, ceramic tiled floor, shaver point and uPVC double glazed window.

OUTSIDE

Private Rear Garden

Having patio seating area to raised lawn, fenced borders, water point, power point and side access to the front with gate.

Front

Having tree, fenced boundaries and being of an excellent size with block paved driveway providing ample off road parking and giving access to...

Garage

Having light and power and gas fired central heating boiler for supplying the underfloor heating.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	76	
(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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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk