



Sinclair

16 Moon Avenue, Hugglescote, Leicestershire, LE67 2LW

£255,000

01530 838338 sinclairstateagents.co.uk

Property at a glance

- Set Over 3 Storeys
- Semi Detached Family Home
- Off Road Parking
- Council Tax Band*: D
- Three Bedrooms
- Master Suite
- Open Plan Kitchen Diner
- Price: £255,000

Overview

This NEARLY NEW THREE BEDROOM SEMI DETACHED FAMILY HOME with more than eight years of NHBC Warranty left comes to the market boasting a host of features including an upgraded kitchen and fitted wardrobes to say the least. Set over three storeys the property enjoys a super open plan kitchen diner giving way to the lounge and master bedroom respectively along with en-suite shower room, further stairs rising to the second floor which gives way to two further bedrooms and family bathroom. The property also boasts a landscaped rear garden and side driveway offering off road parking for multiple vehicles. 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.



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door and comprising: double cloaks storage cabinets, stairs rising to the first floor and timber effect LVT flooring.

Study

6'0" x 8'9" (1.83m x 2.67m)

Enjoying continued LVT flooring from the entrance hall and uPVC double glazed window to the front elevation.

Guest Cloakroom

Comprising: low level push button WC with pedestal wash hand basin with tiled splash backs, continued LVT flooring from the entrance hall and extractor fan.

Kitchen Diner

12'8" x 20'0" (3.86m x 6.10m)

Inclusive of a modern range of wall and base units, a four ring induction hob with splash screen and extractor fan over. Integrated fridge / freezer, washing machine and dishwasher. Electric oven / grill, one and a half bowl sink and drainer unit. Continued LVT flooring from the entrance hall. Other benefits include access to under stair storage, uPVC double glazed window to the side elevation and uPVC framed french doors accessing the rear garden.

FIRST FLOOR LANDING

Lounge

12'8" x 11'8" (3.86m x 3.56m)

uPVC double glazed window to the front elevation.

Bedroom One

12'8" x 9'9" (3.86m x 2.97m)

Two double fitted wardrobes and uPVC double glazed window to the rear elevation.

En-suite Shower Room

This three piece white suite comprises: double walk-in shower enclosure with thermostatic bar mixer tap, panel bath with monobloc mixer tap, low level push button

WC and opaque uPVC double glazed window to the side elevation. The en-suite also features a shaver point, chrome heated towel rail and vinyl flooring.

SECOND FLOOR LANDING

Stairs rising to the second floor landing gives way to two good sized bedrooms and the family bathroom. Loft hatch.

Family Bathroom

6'4" x 5'7" (1.93m x 1.70m)

This three piece white suite comprises: low level push button WC, pedestal wash hand basin with monobloc mixer taps, tiled splash backs, panel bath with splash screen, thermostatic mixer shower over, extractor fan, vinyl flooring and opaque uPVC double glazed window to the side elevation.

Bedroom Two

12'9" x 11'3" (3.89m x 3.43m)

Velux window to the rear elevation and fitted wardrobes.

Bedroom Three

12'8" x 7'3" (3.86m x 2.21m)

Double fitted wardrobe with access to over stairs storage and uPVC double glazed window to the front elevation.

OUTSIDE

Rear Garden

Entered via a side gate, surrounded by timber close board fence panelling the garden comprises: an area of stone shingling adjacent to an extended patio area, well maintained lawn and water point.

Front Garden

A tarmac driveway offers off road parking for multiple vehicles and sits adjacent to an area with stone shingling, paved walkway accessing the front door beneath a canopy porch.

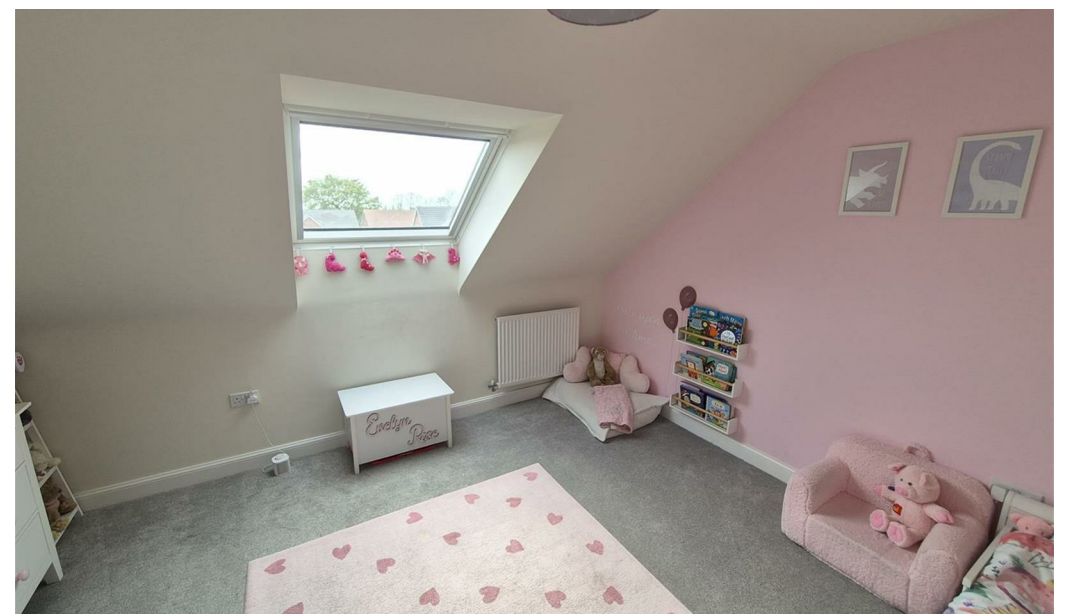


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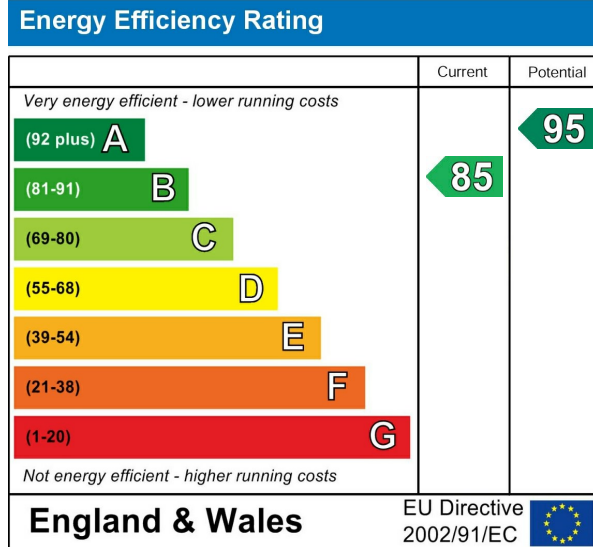
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Fixture & Fittings

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

Special Note To Buyers

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

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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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