



Sinclair

53 Lowe Street, Hugglescote, Leicestershire, LE67 2EZ

£320,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Nearly New
- Three Bedrooms
- En-suite Shower Room
- Council Tax Band\*: C
- 8 Years Of NHBC
- Detached House
- Off Road Parking
- Price: £320,000

## Overview

This THREE BEDROOM DETACHED FAMILY HOME occupying an end of Cul de Sac position comes to the market featuring piece of mind and low maintenance at its heart with a lounge, open plan kitchen diner, utility room, guest cloakroom and integral garage on the ground floor. Stairs rising to the first floor gives way to three double bedrooms including the en-suite shower room and family bathroom and externally the property benefits from a private garden to rear and ample front driveway offering off road parking for multiple vehicles and 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.

Ground Floor



First Floor



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## GROUND FLOOR

### Entrance Hall

Entered through a composite front door and comprising timber effect laminate flooring with the stairs rising to the first floor.

### Lounge

11'11" x 15'8" (3.63m x 4.78m)

Having a uPVC double glazed window to front with timber effect laminate flooring and having double doors accessing the kitchen/diner.

### Kitchen/Diner

14'2" x 12'5" (4.32m x 3.78m)

Inclusive of a contemporary range of wall and base units, a four ring induction hob with splash screen and extractor hood over, an integrated dishwasher, microwave oven and grill and further fridge/freezer. The kitchen also features uPVC framed french doors accessing the rear garden, a uPVC double glazed window to rear, access to understairs storage and finished with timber effect vinyl flooring.

### Utility Room

Enjoying continued timber effect vinyl flooring from the kitchen/diner and benefitting from a worksurface beneath which sits space and plumbing for appliances, an extractor fan and having a uPVC door accessing the rear garden.

### Guest Cloakroom

Comprising a low level push button WC, a wall mounted wash hand basin with monobloc mixer tap and tiled splashbacks, an extractor fan, an opaque uPVC double glazed window to rear and finished in continued timber effect vinyl flooring from the utility room.

## FIRST FLOOR

### Landing

Stairs ascending the first floor landing gives way to three double bedrooms including the family bathroom and en-suite respectively and comprises an airing cupboard housing a gas fired central heating boiler and loft hatch.

### Bedroom One

11'1" x 10'7" (3.38m x 3.23m)

Benefitting from a range of fitted wardrobes and a uPVC double glazed window to front.

### En-suite Shower Room

This three piece white suite comprises a low level push button WC, a pedestal wash hand basin with monobloc mixer tap, a shower enclosure with electric power shower, a chrome heated towel rail, a shaver point, inset downlights, extractor fan, timber effect vinyl flooring and an opaque uPVC double glazed window to side.

### Bedroom Two

13'3" x 8'4" (4.04m x 2.54m)

Enjoying a uPVC double glazed window to rear.

### Bedroom Three

8'5" x 12'7" (2.57m x 3.84m)

Having uPVC double glazed window to front.

### Family Bathroom

9'6" x 5'5" (2.90m x 1.65m)

This four piece white suite comprises a low level push button WC, a pedestal wash hand basin with monobloc mixer tap, a panel bath with telephone mixer shower tap with separate hand held washer, a double shower enclosure with thermostatic mixer tap, part tiled walls, timber effect vinyl flooring, an extractor fan, shaver point, inset downlights and an opaque uPVC double glazed window to rear.

## OUTSIDE

### Private Rear Garden

Paved patio area facilitated by side gated access and water point is surrounded by timber wood closed fence panelling and gives way to a well maintained lawn playing host to a range of mature shrubs and a greenhouse.

### Front

A double tarmac driveway offers off road parking for multiple vehicles and sits adjacent to a lawn surrounded by privet hedging and a range of shrubs and flowers granting access to the front door beneath a canopy porch and facilitated by a wall mounted lantern style light.

### Integral Garage

8'4" x 15'9" (2.54m x 4.80m)

Entered via an up and over front door with personnel door accessing the entrance hall and comprising both light and power.



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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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



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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**Sinclair**

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