



Sinclair

152 Crescent Road, Hugglescote, Leicestershire, LE67 2BD

£215,000

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



## Property at a glance

- Extended
- Off-Road Parking
- Open Plan Kitchen/Diner
- Council Tax Band\*: B
- Three Bedroom Semi-Detached
- Ground Floor WC
- Ideal Family Home
- Price: £215,000

## Overview

\*\*\*IDEAL FAMILY HOME OR INVESTMENT PROPERTY\*\*\* This EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE comes to the market featuring OFF-ROAD PARKING, FOUR ground floor reception rooms, a utility space, a ground floor toilet and THREE bedrooms to the first floor to say the least. Situated in the heart of the popular commuter village of Hugglescote the property boasts a traditional construction and enjoys a host of modern amenities including a SUPER open plan KITCHEN/DINER. EPC AWAITED

## 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 uPVC French door and having an inset opaque double glazed panel whilst giving way to stairs which in turn rise to the first floor.

#### Lounge

13'x13' (3.96mx3.96m)

Enjoying a log burner on a slate hearth and two uPVC double glazed windows to the front.

#### Dining Room

12'9" x 11'8" (3.89m x 3.56m)

Enjoying a dual aspect with uPVC double glazed windows to side and rear, coving and a wall mounted electric effect fireplace.

#### Kitchen

8'5" x 11'8" (2.57m x 3.56m)

Having a range of wall and base units with complimentary rolled edge work surfaces, a six ring gas range, a one and half bowl sink and drainer unit with tiled splashbacks, uPVC double glazed window to side, timber effect laminate flooring and an opening into the open plan family/breakfast room.

#### Open Plan Family Breakfast Room

9'5" x 21'1" (2.87m x 6.43m)

Benefitting from inset downlights, timber effect laminate flooring and a uPVC framed set of double glazed French doors accessing the rear garden.

#### Utility Room

6'7" x 5'7" (2.01m x 1.70m)

Having ceramic tiled flooring, uPVC door accessing the front courtyard with adjacent uPVC double glazed window, a butches block worksurface beneath which gives space and plumbing for appliances, coving and an extractor fan.

#### WC

Enjoying continued ceramic tiled flooring from the Utility Room comprising a low level, push button WC, a pedestal wash hand basin, a heated towel rail, extractor fan and opaque uPVC double glazed window to side.

#### Study

6'8" x 10'1" (2.03m x 3.07m)

Having coving, timber effect laminate flooring and uPVC double glazed window to rear.

### FIRST FLOOR

#### Bedroom One

13'x8' (3.96mx2.44m)

Enjoying a feature cast iron fireplace (Not in use) and uPVC double glazed window to front.

#### Bedroom Two

9'9" x 8'4" (2.97m x 2.54m)

Having uPVC double glazed window to rear.

#### Bedroom Three

8'6" x 11'9" (2.59m x 3.58m)

Having uPVC double glazed window to rear.

#### Family Bathroom

5'6" x 9'8" (1.68m x 2.95m)

This three piece white suite comprises a low level, push button WC, a paneled bath with splash screen and thermostatic waterfall shower over, a vanity wash hand basin with monobloc mixer tap, opaque uPVC double glazed window to side with ceramic tiled walls and tiled flooring and further loft hatch.

### OUTSIDE

#### Rear Garden

A raised area of timber decking offers a seating area adjacent to a well maintained lawn which in turn plays host to a timber shed and is facilitated by an external power point and surrounded by timber closed and flyboard fence paneling with side gated access.

#### Front

A paved driveway offers off-road parking and sits beyond a dwarf brick wall to front.

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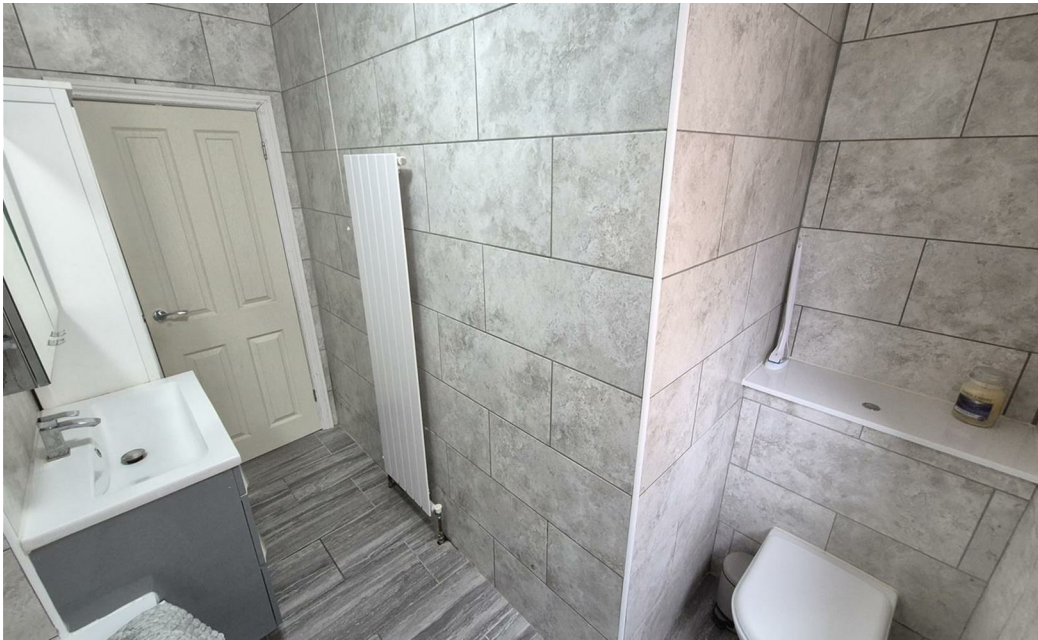
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<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

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

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## Thinking of Selling?

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



**Sinclair**

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