



5 St. Johns Close, Hugglescote, Leicestershire, LE67 2FY

£210,000

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Property at a glance

- No Upward Chain
- Two Bedrooms
- Corner Plot
- Council Tax Band*: C
- Bungalow
- Cul-De-Sac
- Sought After Location
- Price: £210,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This TWO BEDROOM SEMI-DETACHED BUNGALOW comes to the market offering a corner plot within a SOUGHT AFTER CUL-DE-SAC with wonderful views of St Johns Baptist church. In brief, the property enjoys a detached garage with off-road parking, a well maintained rear garden and modest frontage, two good sized bedrooms, a bathroom, kitchen and a L-shaped lounge/diner respectively. Early viewings come highly advised in order to avoid disappointment. EPC RATING D.

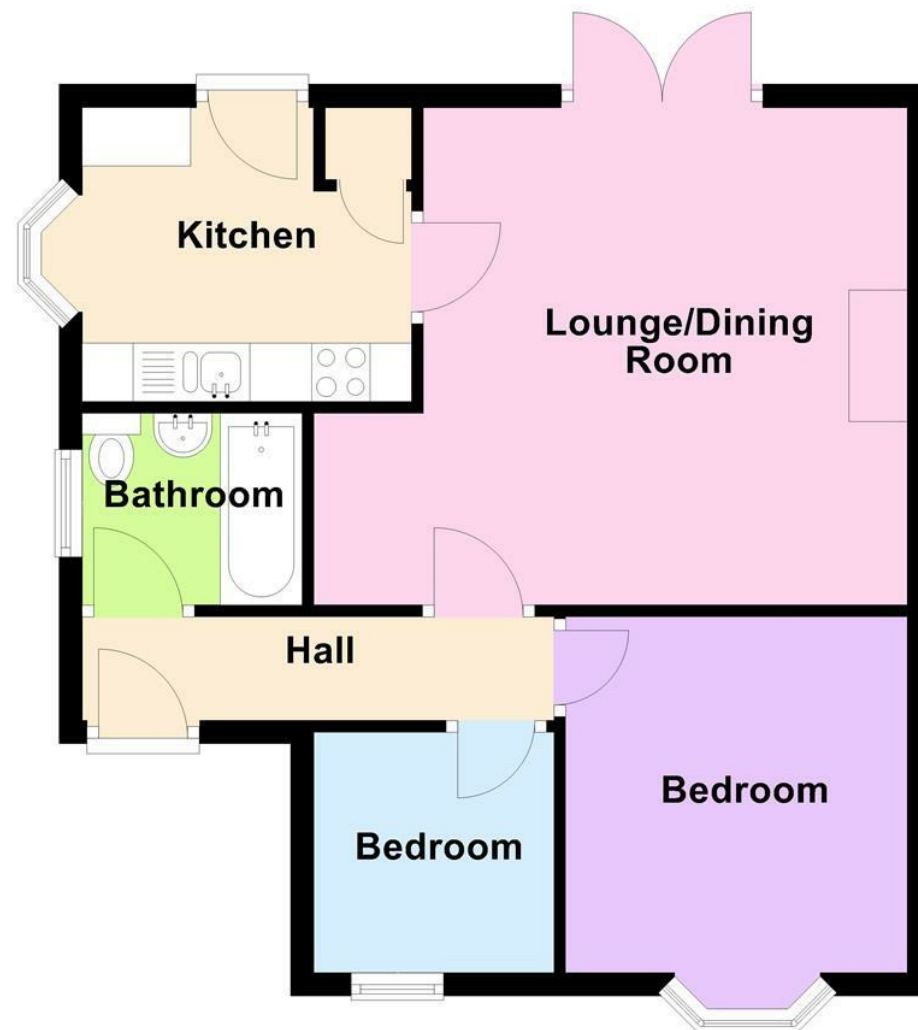
Location**

Hugglescote is a thriving village 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 on 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



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a front door finished in uPVC and comprising of timber effect laminate flooring, coving, loft hatch and dado rail.

Bathroom

6'7" x 5'3" (2.01m x 1.60m)

This three piece white suite comprises of a low level, push button WC, pedestal wash hand basin, panelled bath with thermostatic mixer shower over, chrome heated towel rail, part tiled walls, ceramic tiled flooring, inset downlights, an extractor fan and an opaque uPVC double glazed window to the side.

Bedroom One

9'7" x 10'0" (2.92m x 3.05m)

Enjoying a bed enclosure and comprising of a range of wardrobes, coving, timber effect laminate flooring and a uPVC double glazed window to the front.

Bedroom Two

6'9" x 6'9" (2.06m x 2.06m)

Comprising of coving, timber effect laminate flooring and a uPVC double glazed window to the front.

L-Shaped Lounge/Diner

13'7" x 14'0" (4.14m x 4.27m)

Benefitting from uPVC framed French doors accessing the private rear garden and benefitting from coving, electric fireplace with polished marble effect surround and hearth and giving way to the kitchen.

Kitchen

9'3" x 8'3" (2.82m x 2.51m)

Enjoying a range of wall and base units with complimentary rolled edge worksurfaces, a four ring gas hob, electric oven and grill, space and plumbing for appliances, a sink and drainer unit, tile effect laminate flooring and an airing cupboard housing a gas fired central heating boiler. The kitchen also features a uPVC double glazed window to the side and a uPVC framed door accessing the private rear garden.

OUTSIDE

Private Rear Garden

Benefitting from side gated access and comprising of a paved patio area giving way to a well maintained lawn and facilitated by wall lighting and part timber closed board and brick surround.

Front

Occupying a corner plot the frontage comprises of a well maintained lawn with a host of mature shrubs, having a paved walkway accessing the side gated access and front door respectively with further tarmac driveway offering off-road parking.

Garage

8'2" x 16'6" (2.49m x 5.03m)

Entered via an 'up and over' front door and benefitting from light, power and a timber framed personnel door.



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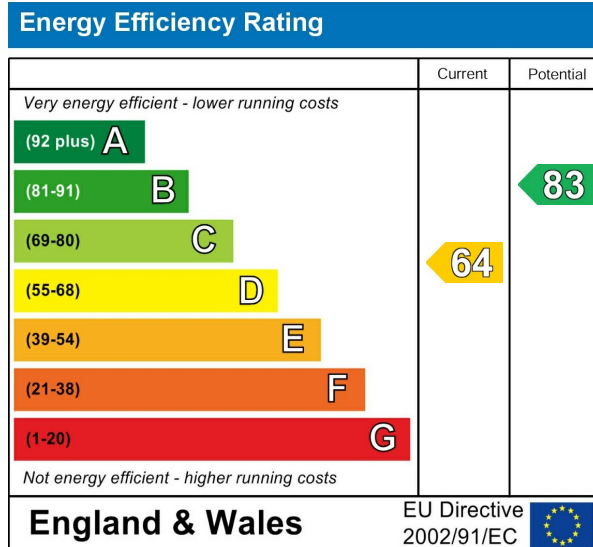


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Fixture & Fittings

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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