



Sinclair



23 Lovett Close, Hugglescote, Leicestershire, LE67 2NB

£439,950

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Property at a glance

- Four Double Bedrooms
- Spacious 19'0" Lounge & Study
- Corner Plot
- Superb 19'0" Family Kitchen/Diner
- En-Suite Shower & Family Bathroom
- Gardens, Parking & Garage
- Council Tax Band*: E
- Price: £439,950

Overview

This FOUR DOUBLE BEDROOM DETACHED HOUSE benefits from a CORNER PLOT enjoying FIELD VIEWS comes to the market after having enjoyed upgrades to include a landscaped rear garden and window shutters. Built in 2022, the property still enjoys 8 years of NHBC WARRANTY. The property boasts a 19'1 kitchen/diner, utility room, two reception rooms and a guest cloakroom to the ground floor with stairs siting to the first floor granting access to four double bedrooms including the ensuite shower room and family bathroom respectively. Externally the property enjoys a truly private rear garden with raised decking, a detached garage and an ample driveway to side offering off-road parking for multiple vehicles. EPC RATING B.

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.

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Total area: approx. 147.9 sq. metres (1591.5 sq. feet)

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GROUND FLOOR

Entrance Hall

Approached through the composite front door with high security locking system giving access to the lounge, guest cloakroom, study and family kitchen/diner and comprising inset downlights, timber effect vinyl flooring, a staircase leading off and cupboard under.

Guest Cloakroom/Wc

Having low level WC, wall-mounted wash hand basin with mono bloc mixer tap, tiled splashbacks, an extractor fan and uPVC double glazed window to side.

Study

9'6" x 9'9" (2.90m x 2.97m)

Having timber effect vinyl flooring and uPVC double glazed window to front with fitted shutters.

Lounge

13'3" x 19'1" (4.04m x 5.82m)

With uPVC double glazed window to rear, uPVC double glazed bay window to side with fitted shutters.

Superb Kitchen/Diner

19'1" x 13'3" (5.82m x 4.04m)

With fitted base and wall cupboards, inset sink unit, built in oven, four ring hob with splash screen and stainless steel canopy hood, dishwasher and fridge/freezer and benefiting from uPVC double glazed window to front, uPVC double glazed window to side and uPVC double glazed French doors to garden. Other benefits include inset downlights, timber effect vinyl flooring, shutters to windows and a kitchen island unit ideal as a food preparation area or breakfast bar.

Utility Room

6'6" x 5'2" (1.98m x 1.57m)

Enjoying continued flooring from the kitchen/diner and comprising a worksurface with inset sink, space and plumbing for appliances, an extractor fan and having a uPVC door accessing the private rear garden.

FIRST FLOOR

Landing with double width cupboard and loft hatch.

Bedroom One

12'5" x 19'4" (3.78m x 5.89m)

With uPVC double glazed windows to rear and side with fitted shutters, a range of fitted wardrobes and granting access to the en-suite shower room.

En-Suite Shower Room

With white three piece suite comprising double shower cabinet which in turn enjoys a waterfall mixer tap, vanity wash hand basin, low level WC, chrome heated towel rail, inset downlights, extractor fan, timber effect vinyl flooring, smart mirror and uPVC double glazed window to rear.

Bedroom Two

11'0" x 10'3" (3.35m x 3.12m)

With uPVC double glazed window to front and side, each with fitted shutters.

Bedroom Three

9'7" x 14'0" (2.92m x 4.27m)

With uPVC double glazed window to front with fitted shutters.

Bedroom Four

13'0" x 9'4" (3.96m x 2.84m)

With uPVC double glazed window to rear with fitted shutters.

Family Bathroom

With white three piece suite having chrome finished fittings comprising panelled bath, shower enclosure with mixer waterfall tap, wash hand basin with tiling to splash prone areas, low level Wc and opaque uPVC double glazed window to front with shutters. Other benefits include a chrome heated towel rail and extractor fan.

OUTSIDE

Private Rear Garden

This sunny aspect rear garden enjoys a paved patio area with stone shingled edging, a water point, side gated access, timber close board surround, external power points and an area of raised timber decking offering an ideal seating area.

Front Garden

With block-paved driveway accessing the detached garage.

Detached Garage

8'10 x 16'2 (2.69m x 4.93m)

Entered via an up and over front door with further uPVC side personel door and comprising both light and power.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(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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