



215 Ashburton Road, Hugglescote, Leicestershire, LE67 2HE

£279,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- No Upward Chain
- Two Double Bedrooms
- 19'9" Conservatory
- Council Tax Band*: C
- Detached Bungalow
- Detached Garage
- 30ft Loft Room
- Price: £279,000

Overview

*** OFFERED WITH NO UPWARD CHAIN *** This TWO BEDROOM DETACHED BUNGALOW enjoys a detached garage, loft room and is situated within the sought after commuter village of Hugglescote. In brief the property comprises an entrance hall, two double bedrooms, family bathroom, lounge, conservatory, a 30ft loft room and the kitchen. Externally the private rear garden is complimented by the detached garage and ample frontage able to accommodate multiple off-road vehicles. EPC RATING C.

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.

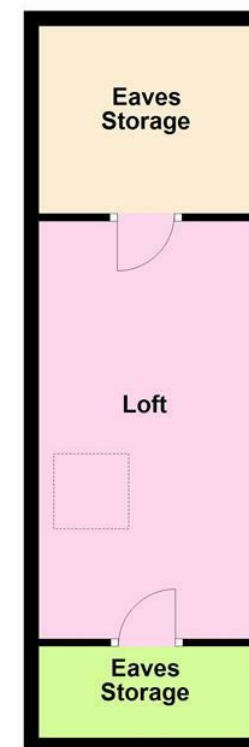
Ground Floor

Approx. 72.1 sq. metres (776.3 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.6 sq. feet)



Total area: approx. 99.4 sq. metres (1069.8 sq. feet)

215 Ashburton Road, Hugglescote, Leicestershire, LE67 2HE

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a front door with inset opaque double glazed panel and comprising of a loft hatch, coving and store cupboard.

Bedroom One

10'9" x 13'4" (3.28m x 4.06m)

Having coving, a range of fitted wardrobes, ceiling rose and uPVC double glazed window to the front.

Bedroom Two

9'6" x 8'4" (2.90m x 2.54m)

Having uPVC double glazed window to the front and coving.

Shower Room

6'8" x 5'3" (2.03m x 1.60m)

This three piece white suite comprises a low level push button WC, pedestal wash hand basin with monobloc mixer tap, double shower enclosure with waterfall thermostatic shower tap, having an opaque uPVC double glazed window to the side, coving, extractor fan, tiling to splash prone areas and finished in vinyl flooring.

Lounge

10'9" x 16'6" (3.28m x 5.03m)

Having a ceiling rose, an open fireplace with stone surround, wall lighting and an aluminium framed patio door accessing the conservatory.

Conservatory

19'9" x 7'3" (6.02m x 2.21m)

Being of a uPVC double glazed construction and enjoying wall lighting, timber effect laminate flooring and uPVC framed patio doors with adjacent uPVC double glazed windows to either side.

Kitchen

9'5" x 10'9" (2.87m x 3.28m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a four ring gas hob with extractor hood, tiled splashbacks, electric double oven/grill, a one and half bowl

sink and drainer unit with space and plumbing for appliances. The kitchen also benefits from an aluminium framed double glazed window to the rear with further uPVC double glazed window to the side, timber effect laminate flooring and having an aluminium framed opaque door accessing the conservatory.

Loft

9'3" x 30'3" (max) (2.82m x 9.22m (max))

The boarded loft enjoys a skylight, eves storage and houses the gas fired central heating boiler.

OUTSIDE

Private Rear Garden

A paved patio gives way to a well maintained lawn surrounded by a timber closed board fence panelling and comprising side gated access, a range of shrubs and flower beds.

Double Garage

14'7" x 18'2" (4.45m x 5.54m)

Enjoying an electric roller door to the front, a further uPVC double glazed personnel door to the side, benefitting from a dual aspect with uPVC double glazed windows to the side and rear and having both light and power.

Front

A tarmacadam driveway offers off-road parking for multiple vehicles and enjoys an area of stone shingled edging with timber closed board surround.

215 Ashburton Road, Hugglescote, Leicestershire, LE67 2HE

Sinclair



215 Ashburton Road, Hugglescote, Leicestershire, LE67 2HE

Sinclair



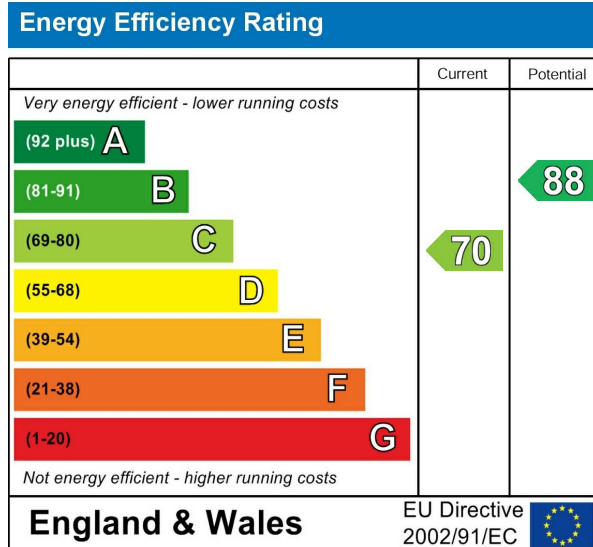
215 Ashburton Road, Hugglescote, Leicestershire, LE67 2HE

Sinclair



215 Ashburton Road, Hugglescote, Leicestershire, LE67 2HE

Sinclair



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

Sinclair

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.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk