



Sinclair

1 Wilson Close, Hugglescote, Leicestershire, LE67 2LS

£391,950

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Property at a glance

- Four Double Bedrooms
- Detached House
- Garage
- Council Tax Band*: E
- 7 Years NHBC
- En-suite & Family Bathroom
- Nearly New
- Price: £391,950

Overview

This FOUR DOUBLE BEDROOM DETACHED FAMILY HOME comes to the market enjoying four DOUBLE bedrooms including the en-suite shower room and family bathroom respectively and also benefits from TWO RECEPTION ROOMS to the ground floor, a utility room, ground floor WC and 20' kitchen/diner. The property also benefits from a detached garage, driveway, front and rear gardens and occupies a sought after edge of village location within the popular commuter village of Hugglescote. The property also enjoys 7 years of NHBC warranty. 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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GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and comprising timber effect vinyl flooring and stairs rising to the first floor.

Lounge

12'2" x 17'6" (3.71m x 5.33m)

Enjoying a uPVC double glazed bay window to the front.

Study

7'7" x 9'5" (2.31m x 2.87m)

Enjoying a dual aspect with uPVC double glazed windows to the front and side.

Guest Cloakroom

Comprising a low level, push button WC, vanity wash hand basin with monobloc mixer tap, part tiled walls, continued flooring from the entrance hall and benefitting from access to the understairs storage.

Kitchen/Diner

20'1" x 14'0" (6.12m x 4.27m)

Inclusive of a modern range of wall and base units with complimentary rolled edge work surfaces, a one and half bowl sink and drainer unit, a five ring gas hob with splash screen and extractor hood over, a double electric oven and grill, integrated fridge/freezer and further integrated dishwasher. The kitchen also features inset downlights, timber effect vinyl flooring, a uPVC double glazed window to the rear and uPVC framed French doors flanked by uPVC double glazed windows accessing the private rear garden.

Utility Room

5'2" x 8'3" (1.57m x 2.51m)

Benefitting from a work surface with an inset sink and drainer unit, space of plumbing for appliances, a wall mounted gas fired central heating boiler, extractor fan, uPVC door to rear and finished in timber effect vinyl flooring.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprise a uPVC double glazed window to the side, an airing cupboard and loft hatch.

Bedroom One

12'3" x 13'0" (3.73m x 3.96m)

Enjoying a range of double and single fitted wardrobes, a uPVC double glazed window to the front and giving way to the en-suite shower room.

En-Suite Shower Room

4'6" x 7'1" (1.37m x 2.16m)

This three piece white suite comprises a low level, push button wc, a pedestal wash hand basin with monobloc mixer tap, a double shower enclosure with thermostatic bar mixer tap, part tiled walls, a heated towel rail, inset downlights, an extractor fan, a shaver point and an opaque uPVC double glazed window to the side.

Bedroom Two

13'5" x 8'7" (widening to 9'4") (4.09m x 2.62m (widening to 2.87m))

Enjoying two uPVC double glazed windows to the front.

Bedroom Three

9'8" x 14'3" (narrowing to 9'7") (2.95m x 4.34m (narrowing to 2.92m))

Featuring two uPVC double glazed windows to the rear.

Bedroom Four

7'8" (widening to 9'3") x 10'2" (2.34m (widening to 2.82m) x 3.10m)

Having a uPVC double glazed window to the rear.

Family Bathroom

7'5" x 8'7" (2.26m x 2.62m)

This four piece white suite comprises a low level, push button WC, pedestal wash hand basin with mixer tap, panelled bath, shower enclosure with thermostatic bar mixer tap, timber effect herringbone vinyl flooring, an extractor fan, part tiled walls, heated towel rail and having opaque uPVC double glazed window to the side.

OUTSIDE

Private Rear Garden

Enjoying an area of inset timber decking offering a seating area accessed via a side gate with an electric power point. Enclosed by timber closed board fence panelling and giving way to a lawn which in turn is complimented by a further raised timber decked patio area beneath a timber framed pergola and facilitated by a water point.

Front

Enjoying a tandem tarmac driveway offering off-road parking for multiple vehicles with a path leading to the front door.

Garage

9'4" x 18'1" (2.84m x 5.51m)

Entered via an 'up and over' front door and having both light and power.

Management Estate Fees

We have been advised by the sellers that the management estate fee is approx. £130 yearly (TBC).

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

** 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.

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