



Sinclair

2 Wyatt Gardens, Hugglescote, Leicestershire, LE67 2LQ

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Offers In Excess Of
£425,000

Property at a glance

- Nearly New
- Detached House
- 20" Kitchen/Diner
- Council Tax Band*: E
- Four Double Bedrooms
- En-Suite
- Immaculately Presented
- Price: £425,000

Overview

This FOUR DOUBLE BEDROOM DETACHED FAMILY HOME comes to the market offering 9 years NHBC warranty and features a host of upgrades including fitted shutters, a high end kitchen and Amtico flooring to say the least. Offering two ground floor reception rooms, complimented by a 20" kitchen/diner, utility room and guest cloakroom and stairs rising to the first floor offer four double bedrooms, including the en-suite and family bathroom respectively. Externally the property enjoys a south facing rear garden, detached garage with driveway approach to accommodate parking for multiple vehicles in addition to the extra frontage parking. 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 Amtico LVT flooring and having stairs rising to the first floor.

Home Office

7'6" x 9'4" (2.29m x 2.84m)

Enjoying a dual aspect with uPVC double glazed windows to front and side and having fitted shutters.

Lounge

12'2" x 19'0" (3.71m x 5.79m)

Enjoying a uPVC double glazed bay window to front with fitted shutters and having part timber wall panelling.

Guest Cloakroom

Comprising a low level push button w.c, pedestal wash hand basin with monobloc mixer tap, continued Amtico flooring from the entrance hall, an opaque uPVC double glazed window to rear, part tiled walls and access to understairs storage.

Kitchen/Diner

20'1" x 14'2" (narrowing to 11'2") (6.12m x 4.32m (narrowing to 3.40m))

Inclusive of a modern range of soft closing wall and base units with complimentary quartz work surfaces and integrated fridge/freezer, dishwasher, electric oven/grill and microwave oven. The kitchen also benefits from a five ring gas hob with splash screen and extractor hood over, inset downlights, under cabinet lighting, a one and a half bowl sink and drainer unit with swan neck mixer tap, continued Amtico flooring from the entrance hall and featuring uPVC double glazed French doors flanked by uPVC double glazed windows either side and providing access to the private rear garden.

Utility Room

5'1" x 8'2" (1.55m x 2.49m)

Enjoying continued flooring from the kitchen, benefits from a quartz work surface with a range of base units, a sink and drainer unit, space and plumbing for appliances with tiled splashbacks, extractor fan and concealed gas fired central heating boiler and having a composite door accessing the rear garden with inset opaque double glazed panel.

FIRST FLOOR LANDING

Stairs ascending the first floor landing give way to four good sized bedrooms including the en-suite and family bathroom respectively and comprise an airing cupboard housing the hot water cylinder, a uPVC double glazed window to side and a loft hatch (the loft is insulated, partially boarded and has light.

Bedroom One

12'1" x 13'0" (3.68m x 3.96m)

Enjoying uPVC double glazed window to front and two sets of double fitted wardrobes.

En-Suite

4'5" x 7'1" (1.35m x 2.16m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap, double shower enclosure with thermostatic mixer shower tap, ceramic tiled walls with a chrome heated towel rail, inset downlights, shaver point and extractor fan, timber effect vinyl flooring and opaque uPVC double glazed window to side.

Bedroom Two

13'4" x 9'4" (4.06m x 2.84m)

Enjoying two uPVC double glazed windows to front and having part timber wall panelling.

Bedroom Three

9'8" x 14'2" (2.95m x 4.32m)

Having two uPVC double glazed window to rear.

Bedroom Four

8'1" x 10'1" (2.46m x 3.07m)

Having uPVC double glazed window to rear.

Family Bathroom

8'7" x 7'4" (2.62m x 2.24m)

This three piece white suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap, panel bath, part tiled walls with a thermostatic mixer shower enclosure, extractor fan, timber effect vinyl flooring and an opaque uPVC double glazed window to rear.

OUTSIDE

South Facing Rear Garden

Surrounded by timber close board fence panelling accessed via a side gate and facilitated by a water point, an area of paving is edged with stone shingling and gives way to a well maintained lawn which in turn is complimented by a raised flowerbed with a host of shrubs.

Detached Garage

10'9" x 20'8" (3.28m x 6.30m)

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

Front

The front of the property is adorned with an area of bark chip, partitioned by a paved walkway which in turn accesses the front door. A tarmacadam driveway offers off road parking for multiple vehicles and having block edging as well as extra parking to the front of the property.

Management Estate Fees

We are advised that the management estate fees are approx £110 per yearly

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(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	

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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

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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