

Sinclair



3 Camelford Road, Hugglescote, Leicestershire, LE67 2HZ

£260,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Detached Bungalow
- Two Double Bedrooms
- Garage
- Council Tax Band\*: C
- No Upward Chain
- Off Road Parking
- Village Location
- Price: £260,000

## Overview

\*\*\* OFFERED WITH NO UPWARD CHAIN \*\*\* This TWO BEDROOM DETACHED BUNGALOW is situated within the sought after commuter village of Hugglescote. In brief the property comprises an entrance hall, two double bedrooms, shower room, lounge and kitchen. Externally the SOUTH EASTERLY rear garden enjoys a sunny aspect whilst the front offers ample space to accommodate off road parking for multiple vehicles and access to the single garage. EPC RATING C.

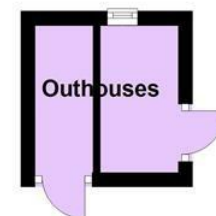
## Location\*\*

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



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## Detailed Accommodation

### GROUND FLOOR

#### Porch

4'2 x 2'9 (1.27m x 0.84m)

Entered through a uPVC double glazed front door, uPVC double glazed opaque windows to the front, wall lighting and granting access to the entrance hall.

#### Entrance Hall

Entered through a timber framed door with inset opaque panels and comprising of a loft hatch, coving and a range of storage cupboards.

#### Lounge

11'2 (8'8min) x 22'5 (3.40m (2.64mmin) x 6.83m)

Having a ceiling rose, fireplace with stone surround, wall lighting, coving and dual aspect with uPVC double glazed windows to the front and side.

#### Kitchen

11'8 x 11'2 (3.56m x 3.40m)

Inclusive of a range of wall and base units with complimentary rolled edge worksurfaces, a four ring gas hob with gas oven/grill, tiled splashbacks, whilst also featuring space and plumbing for appliances. The kitchen also features a sink and drainer unit with tiled effect vinyl flooring, coving, uPVC double glazed window to rear and an opaque uPVC double glazed door accessing the rear garden.

#### Bedroom One

12'2 x 11'1 (3.71m x 3.38m)

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

#### Bedroom Two

9'5 x 12'1 (2.87m x 3.68m)

Enjoying a range of fitted wardrobes and uPVC double glazed window to the front.

#### Shower Room

7'4 x 6'8 (2.24m x 2.03m)

This three piece white suite comprises a low level push button WC, pedestal wash hand basin with monobloc mixer tap, shower enclosure with thermostatic shower tap, having an opaque uPVC double glazed window to the side, part tiled walls and finished in vinyl flooring.

### OUTSIDE

#### Rear Garden

Being south eastly facing and enjoying a sunny aspect and comprising paved patio area with water point, two brick outhouses with power, further timber summer house, lawn area surrounded by planted borders with mature shrubs, fence boundaries, side gated access to the front and further side paved area accommodating two timber sheds and access to the rear of the garage.

#### Front

A tarmacadam driveway offers off road parking for multiple vehicles and enjoys an area of stone shingling with a host of shrubs.

#### Garage

Benefitting from an up and over front door, light, power and a personnel door to the rear.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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