



Sinclair

57 Usherwood Way, Hugglescote, Leicestershire, LE67 2HN

Offers Over £269,950

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Property at a glance

- Three Bedrooms
- 8 Years NHBC Warranty
- Landscaped Gardens
- Council Tax Band*: B
- Semi Detached Home
- Kitchen/Diner
- Off Road Parking
- Price: £269,950

Overview

**** MODERN THREE BEDROOM SEMI DETACHED HOME comes to the market WITH 8 YEARS NHBC WARRANTY **** In brief the property comprises entrance hall, lounge, inner hallway, guest cloakroom and kitchen/diner with French doors to the garden, stairs rising to the first floor offers three bedrooms and a four piece family bathroom suite. Externally the property enjoys a landscaped rear garden with ideal seating area with pergola and front garden with tarmacadamed driveway providing off road parking for multiple vehicles. EPC RATING B.

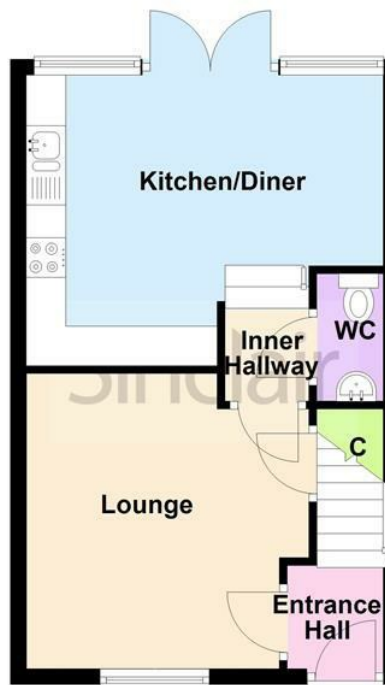
Location**

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.**

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Accessed through a composite front door and having stairs leading to the first floor.

Lounge

10'6 (min 7'11) x 14'11 (3.20m (min 2.41m) x 4.55m)

Having uPVC double glazed window to front, two radiators and storage cupboard.

Inner Hallway

Giving access to the guest cloakroom and further stairs leading down to the kitchen/diner.

Guest Cloakroom

2'11 x 5'3 (0.89m x 1.60m)

Having low level push button wc, wash hand basin, timber effect flooring and half tiled walls.

Kitchen/Diner

15'1 x 11'9 (min 6'5) (4.60m x 3.58m (min 1.96m))

Having a modern range of base and wall units, rolled edge work surfaces, one-and-a-half stainless steel sink and drainer unit with mixer tap, electric oven and grill, four ring gas hob with extractor over, integrated dishwasher and fridge freezer, wall mounted gas fired combi boiler, space and plumbing for further appliances, timber effect flooring, radiator, uPVC double glazed French doors to garden with side uPVC windows.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three bedrooms, family bathroom and loft access.

Bedroom One

13'4 (to wardrobes) x 9'0 (min 5'10) (4.06m (to wardrobes) x 2.74m (min 1.78m))

Having uPVC double glazed window to rear, radiator and two double fitted wardrobes.

Family Bathroom

5'7 x 9'3 (6'7) (1.70m x 2.82m (2.01m))

Having white four piece suite comprising panelled bath, enclosed double tiled shower cabinet with thermostatic shower, low level push button w.c, pedestal wash hand basin, tiled splash backs, heated towel rail, timber effect flooring, extractor fan and uPVC opaque double glazed window to side.

Bedroom Two

7'11 x 10'3 (2.41m x 3.12m)

Having uPVC double glazed window to front and radiator.

Bedroom Three

7'0 x 6'11 (2.13m x 2.11m)

Having uPVC double glazed window to rear, over-stairs storage cupboard and radiator.

OUTSIDE

Rear Garden

Having been landscaped and offering paved patio and stone shingle edging, water point, further paved area with timber shed and side gated access. Well maintained lawn area with mature shrub borders, a further patio area with stone shingle edging and timber pergola over which makes the ideal seating area all surrounded by timber board fencing.

Front

Enjoying a small lawn area with pathway to the front door and barked areas to either side with plants, gated access to the rear and tarmacadamed driveway providing off road parking for multiple vehicles.

Management Estate Fees

We are advised that the current management charge is approx. £150 per annum.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	83	
(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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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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Thinking of Selling?

For a free valuation of your property with no obligation
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