

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white serif font.

Sinclair



12 Peggs Grange, Hugglescote, Leicestershire, LE67 2GT

£130,000

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Property at a glance

- Over 55's Development
- No Upward Chain
- Warden Assisted Services
- Council Tax Band*: B
- Two Bedroom Bungalow
- Off Road Parking
- Close to Local Amenities
- Price: £130,000

Overview

**** OFFERED WITH NO UPWARD CHAIN**** this two bedroom semi-detached bungalow for the over 55's being sold at 90% market value is within easy access of Coalville town centre. In brief the accommodation comprises entrance hall with spacious lounge and kitchen, inner hall giving access to two bedrooms and a wet room. Externally the property offers a driveway to the front along with low maintenance front garden along with a rear garden. Additional benefits include double glazing and electric storage heating system. EPC RATING E.

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

Entrance Hall

Having uPVC double glazed front access door with access to a cupboard.

Lounge

10'6 x 15'10 (3.20m x 4.83m)

Having uPVC double glazed window to front with electric storage heater and t.v point.

Kitchen

7 x 11'6 (2.13m x 3.51m)

Having a range of wall and base units, stainless steel sink and drainer with space and plumbing for appliances, electric storage heater, timber glazed access door to conservatory along with tiled splash back and free standing oven and grill with a four ring hob.

Conservatory

6'2 x 7'4 (1.88m x 2.24m)

Being of uPVC double glazed construction, tile effect vinyl flooring and having uPVC framed door accessing the rear garden.

Inner Porch

Having access to airing cupboard, storage cupboard and leads to all remaining rooms.

Bedroom

9'4 x 12'8 (2.84m x 3.86m)

Having uPVC double glazed window to front, electric storage heater and storage cupboard.

Bedroom

6'10 x 11'6 (2.08m x 3.51m)

Having uPVC double glazed window to rear and electric storage heater.

Wet Room

5'6 x 8'1 (1.68m x 2.46m)

Has a three piece suite with walk in shower unit with wall mounted shower, low level w.c, hand basin, electric storage radiator, double glazed uPVC opaque window, loft access, part tiled walls, extractor and floor drainage.

OUTSIDE

Rear Garden

Having paved patio with timber built shed, lawn, pathways, borders with mature shrubs all enclosed by timber board fencing.

Front

Enjoying a block paved driveway offering off road parking, with a lawn area, a host of shrubs and gravelled areas along with tarmacadam pathways.

Lease/Charges Information

The lease is 99 years from 1996, 70 years remaining. Service charge £114.06 monthly which includes Alarm monitoring, audit fees, communal electric, gardening, maintenance, staff expenses, sewage/water expenses.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(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

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* 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.

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Thinking of Selling?

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