



Sinclair

155 Crescent Road, Hugglescote, Leicestershire, LE67 2BF

£145,000

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



## Property at a glance

- Two Double Bedrooms
- No Upward Chain
- First Floor Bathroom
- Council Tax Band\*: A
- In Need Of Modernisation
- Two Reception Rooms
- Garden To Rear
- Price: £145,000

## Overview

**\*\* NO UPWARD CHAIN AND IN NEED OF MODERNISATION \*\*** This TWO DOUBLE BEDROOM TERRACED PROPERTY offers accommodation that briefly comprises lounge, dining room, extended kitchen and ground floor WC. Stairs then rise to the first floor offering two double bedrooms and a bathroom. Externally the property offers a large garden to rear with front courtyard with additional benefits to include double glazed window and gas central heating system via a Worcester boiler. An early inspection comes highly advised. EPC RATING D.

## Location\*\*

Hugglescote is a thriving village of approximately 4,000 people (2001 census) 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)

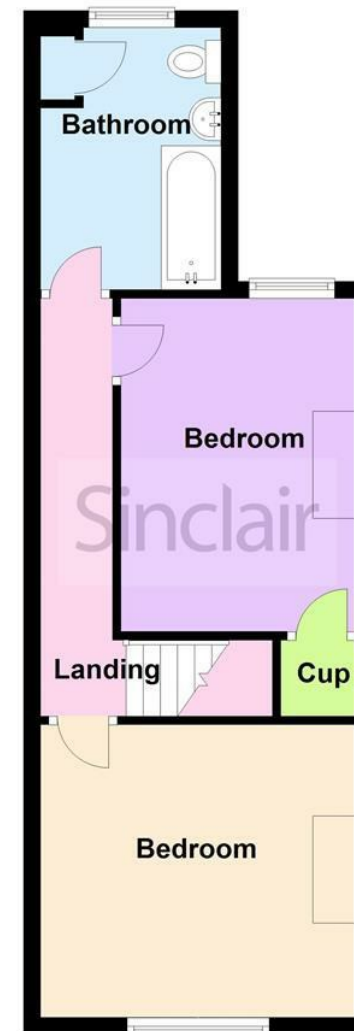


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

### Ground Floor



### First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge

11'2" x 12'1" (3.40m x 3.68m)

Having double glazed fronted window, radiator and uPVC double glazed access door, dado rail, picture rail, fireplace housing gas fire, BT and TV point. Access through to the Dining Room with access to understairs storage.

#### Dining Room

12'1" x 12'1" (3.68m x 3.68m)

Having double glazed rear elevated window, stairwell access to first floor, radiator, TV point and fireplace.

#### Kitchen

13'8" x 6'9" (4.17m x 2.06m)

Having a range of wall and base units with stainless steel sink and drainer with mixer tap, space and plumbing for appliances, integrated oven and grill, four ring gas hob and extractor hood, wall mounted lights, tiled flooring and splashback, double glazed window and double glazed access doors to garden.

#### Cloakroom/WC

Having double glazed opaque window, low level wc, vinyl flooring and radiator.

### FIRST FLOOR

#### Landing

#### Bedroom One

12'1" x 11'2" (3.68m x 3.40m)

With double glazed fronted window and radiator.

#### Bedroom Two

12'2" x 9'0" (3.71m x 2.74m)

Having double glazed window to rear, radiator and overstairs storage cupboard with loft access, loft ladder and being boarded with light supply.

#### Bathroom

Benefitting from a three piece suite comprising bath, low level push button wc, vanity wash hand basin, vinyl flooring, double glazed opaque window, extractor fan, radiator and an airing cupboard housing the Worcester boiler.

### OUTSIDE

#### Rear Garden

The rear garden is a combination of paved patios and pathways whilst being mostly laid to lawn with side fenced boundary, water point and side access across no.153 to entry way (please also be advised that no.157 also has access over no.155 and no.153 to the entry way).

#### Front

Having a dwarf walled fore garden and pathway to the front door.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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

\*\* All distances have been taken from Google maps and must be taken as approximate.

## Photographs

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