



Sinclair

5 Bostock Close, Hugglescote, Leicestershire, LE67 2LF

£217,500

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Property at a glance

- Modern Semi Detached Home
- South Westerly Facing Garden
- Driveway Parking
- Council Tax Band*: B
- Two Double Bedrooms
- Contemporary Bathroom & Kitchen
- No Upward Chain
- Price: £217,500

Overview

**** OFFERED WITH NO UPWARD CHAIN **** A modern TWO BEDROOM SEMI-DETACHED HOUSE offering contemporary and spacious accommodation over two floors with a sizeable south westerly facing rear garden and driveway parking for multiple vehicles situated on the sought after Barratt Homes housing estate. The accommodation in brief comprises; entrance porch through to living room with modern fitted kitchen and ground floor WC. Stairs then rise to the first floor offering two double bedrooms and a contemporary three piece family bathroom suite. Externally, the property continues to impress with the aforementioned large south westerly facing rear garden along with driveway parking for multiple vehicles. Additional benefits to include double glazing and gas central heating. 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 Porch

Has double glazed composite front access door with radiator leading through to the living room.

Living Room

12'0" x 12'9" (3.66m x 3.89m)

Having double glazed fronted window, radiator and laminate vinyl flooring. Stairs rise to the first floor with access to the understairs storage and ground floor WC.

Ground Floor WC

Is fitted with WC and wash hand basin with flooring continued, radiator, extractor fan and tiled splashback.

Modern Kitchen

7'5" x 12'8" (2.26m x 3.86m)

Having a range of modern wall and base units with integrated oven and grill with four ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, space and plumbing for further appliances with flooring continued from the living room along with double glazed windows and double glazed door opening out on to the rear garden.

FIRST FLOOR

Landing

Providing access to bedrooms and family bathroom.

Bedroom One

9'3" x 12'0" (2.82m x 3.66m)

Having double glazed window, radiator, access to over-stairs storage, a mirror fronted sliding double wardrobe and laminate flooring.

Bedroom Two

7'4" x 12'8" (2.24m x 3.86m)

Having double glazed window, radiator and laminate flooring.

Family Bathroom

Is fitted with contemporary three piece white suite comprising; panel bath a mixer shower tap and splash screen, a dual flush WC and wash hand basin, vinyl flooring, double glazed opaque window with fitted Venetian blind, radiator and extractor fan.

OUTSIDE

Rear Garden

The good size rear garden provides the ideal outside space having a combination of large paved patios whilst being laid to lawn set within an enclosed fenced boundary with side gate access and outside tap.

Tarmacadam Driveway

The driveway provides off road parking for multiple vehicles.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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