



Sinclair

45 Frearson Road, Hugglescote, Leicestershire, LE67 2DU

01530 838338 sinclairestateagents.co.uk

Offers In Excess Of
£290,000

Property at a glance

- Detached Family Home
- Kitchen/Diner
- Landscaped Gardens
- Council Tax Band*: C
- Three Double Bedrooms
- En-suite & Family Bathroom
- Garage
- Price: £290,000

Overview

This MODERN DETACHED FAMILY HOME comes to the market offering three DOUBLE bedrooms including the en-suite shower room and family bathroom respectively and to the ground floor, a entrance hall, lounge, ground floor WC and kitchen/diner. The property also benefits from a detached garage, driveway, front and rear LANDSCAPED gardens and occupies a sought after edge of village location within the popular commuter village of Hugglescote. 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

Entered through a composite front door with uPVC double glazed window to front and comprising timber effect laminate flooring, stairs rising to the first floor and cloaks storage.

Lounge

10'5 x 17'8 (3.18m x 5.38m)

Enjoying a uPVC double glazed bay window to front with built in shutter blinds, having inset downlights, wall lighting and radiator.

Guest Cloakroom

Comprising a low level push button WC with wall mounted wash hand basin and having tiled splashbacks, uPVC double glazed window to side, timber effect laminate flooring and an extractor fan.

Kitchen/Diner

19'5 x 9'4 (5.92m x 2.84m)

Inclusive of a modern range of wall and base units with rolled edge worksurfaces, a breakfast bar, and a one and a half bowl sink and drainer unit, tiled splashback, four ring electric hob with double electric oven and grill with further integrated fridge/freezer and plumbing for dishwasher. Also enjoying a host of inset downlights, timber effect laminate flooring and having a uPVC framed french doors accessing the landscaped rear garden with two uPVC double glazed windows to the side and uPVC double glazed window to the rear.

FIRST FLOOR LANDING

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprise a uPVC double glazed window to the side, a storage cupboard and loft hatch.

Bedroom One

11'0 x 7'8 (3.35m x 2.34m)

Enjoying two uPVC double glazed windows to the front with built in shutter blinds, pendant light, built in wardrobes and accessing the en-suite.

En-Suite

6'0 x 7'9 (1.83m x 2.36m)

This three piece suite comprises a corner cubicle with thermostatic shower and tiled splashback, low level flush wc, pedestal hand basin with mixer tap, uPVC double glazed opaque window to the front with built in shutter blind, tiled flooring and extractor fan.

Bedroom Two

8'3 x 10'5 (2.51m x 3.18m)

Having uPVC double glazed window to rear, pendant light and radiator.

Bedroom Three

9'8 x 8'8 (2.95m x 2.64m)

Having uPVC double glazed windows to rear, pendant light and radiator.

Bathroom

7'5 x 6'4 (2.26m x 1.93m)

This three piece suite comprising panelled bath with mixer tap and shower attachment, low level flush wc, pedestal wash hand basin with mixer tap. Also benefitting from tiled splashback, wall mounted mirror, extractor fan, tiled flooring, heated towel rail and uPVC double glazed opaque window to the side.

OUTSIDE

Private Rear Garden

Being Landscaped and enjoying porcelain paved patio area with block edging and stone shingling with pathways surrounding the lawn area with additional seating area, water point, rear gated access, power points and surrounded by timber closed board fence panelling. There is also an additional stone shingled area behind the garage.

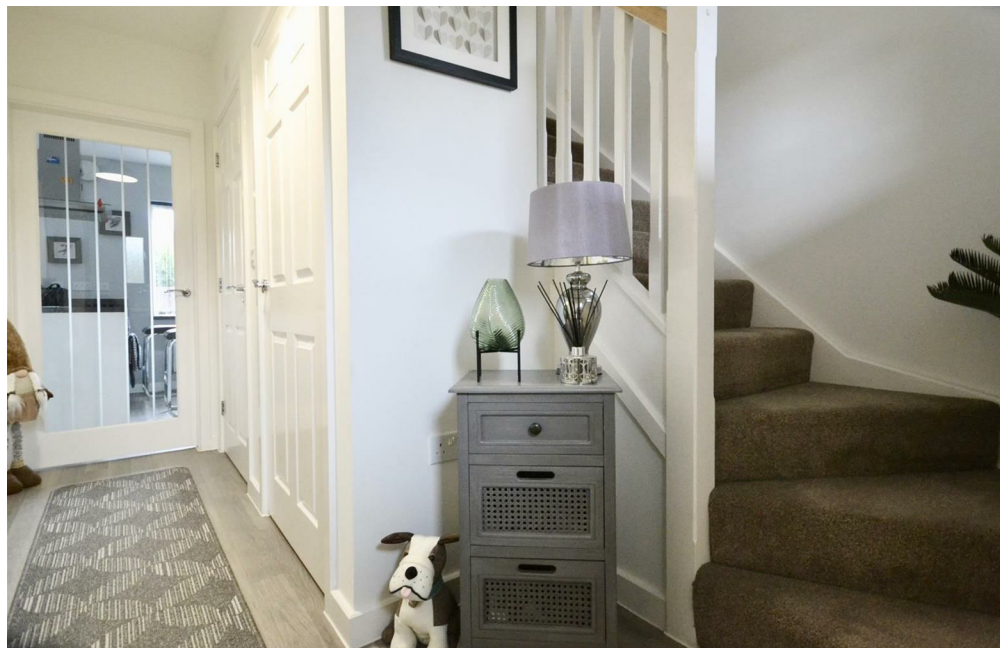
Front

Enjoying a tandem tarmacadam driveway offering off road parking for multiple vehicles which benefits from a electric car charging point, access to garage, slated area with a path leading to the front door.

Garage

10'2 x 18'9 (3.10m x 5.72m)

Having both light and power and entered via an up and over front door.



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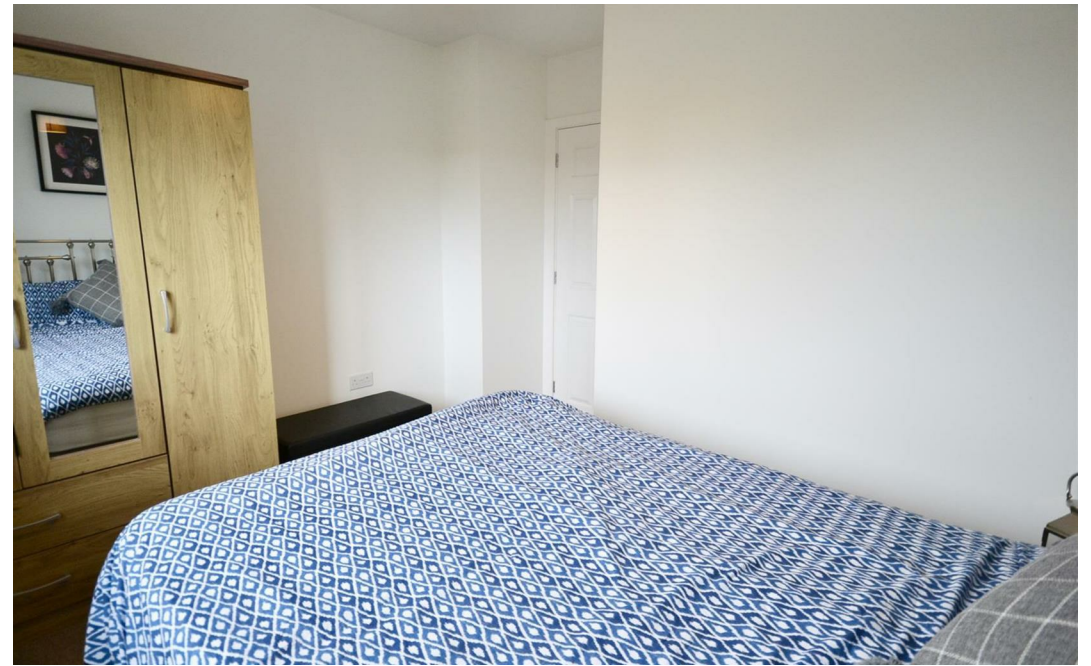
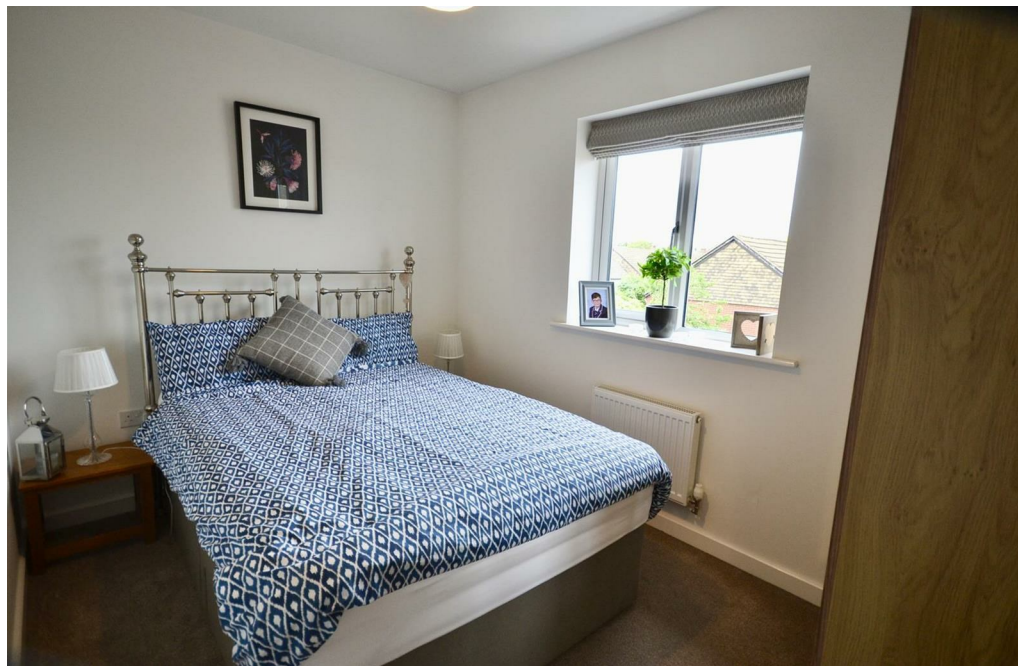
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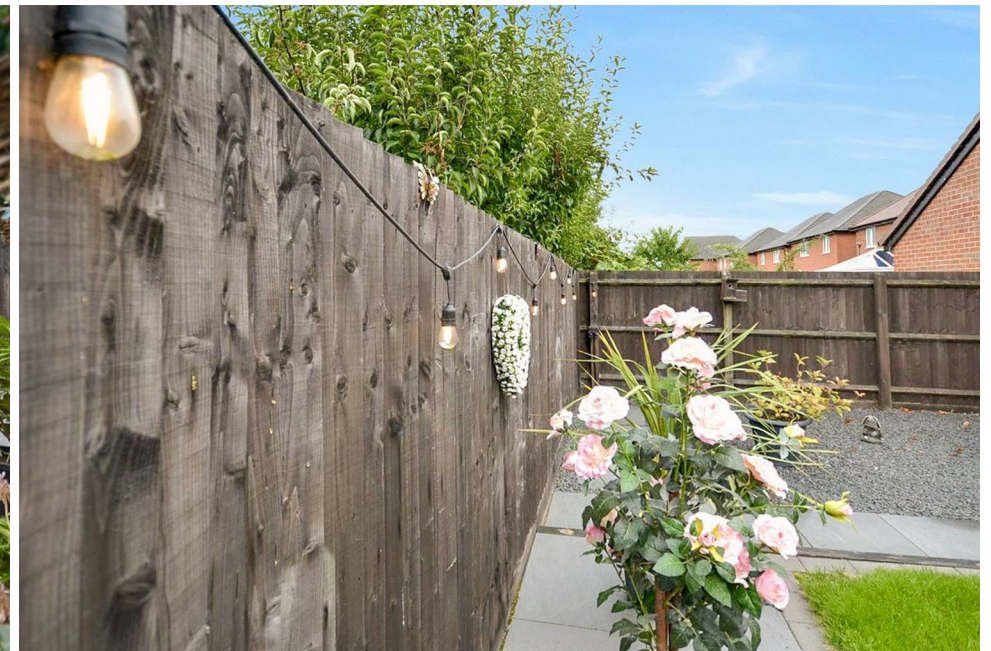
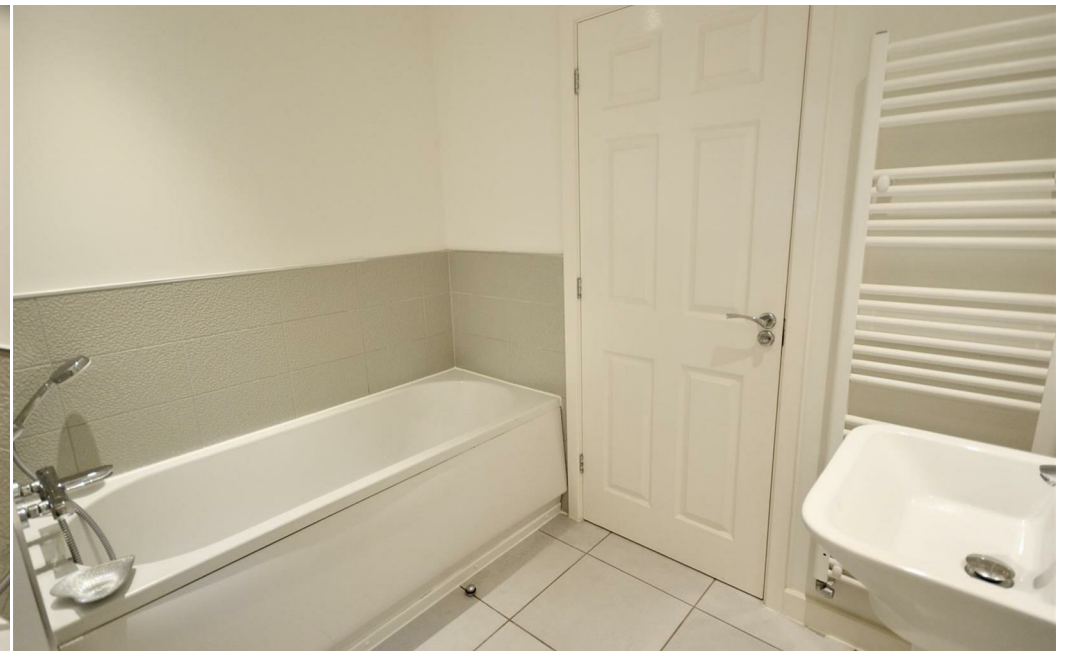
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(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	

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Fixture & Fittings

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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