



Sinclair

39 Harold Mosely Way, Hugglescote, Leicestershire, LE67 2NL

Offers Over £450,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Four Double Bedrooms
- Open Plan Living Kitchen/Diner
- En-Suite and Family Bathroom
- Council Tax Band*: E
- Immaculate Throughout
- Double Detached Garage
- Nearly New
- Price: £450,000

Overview

**** IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME **** Occupying the much sought after Redrow Hugglescote Grange Development, this stunning family home in brief comprises an entrance hall, lounge, and expansive living kitchen/diner, facilitated by a utility room and ground floor w.c. Stairs rising to the first floor landing gives way to four double bedrooms including the en-suite shower room and family bathroom respectively. Externally the property benefits from a low maintenance garden to rear, a double detached garage to rear and expansive double tarmac driveway to front offering off road parking for multiple vehicles. Early viewings come highly advised in order to avoid disappointment. 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



39 Harold Mosely Way, Hugglescote, Leicestershire, LE67 2NL

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hallway

7'3 x 8'5 (2.21m x 2.57m)

Entered through a composite front door with uPVC double glazed opaque window to either side, timber effect laminate flooring, pendant light with stairs rising to the first floor.

Lounge

11'8 x 15'2 (3.56m x 4.62m)

Enjoying built in sound system, pendant lighting and uPVC double glazed window to front with built in blinds.

Living Kitchen/Diner

22'4 (10'3) x 26 (10'9) (6.81m (3.12m) x 7.92m (3.28m))

Inclusive of a range of wall and base units, a four ring induction hob with splash screen and extractor hood over, two electric oven/grill and featuring an integrated dishwasher, fridge and freezer, wine fridge. Other benefits include built in sound system under stairs storage, a one and a half bowl sink and drainer unit with mixer tap, continued timber effect laminate flooring from the entrance hall and a feature island breakfast bar with built in power points. The living kitchen/diner also features a host of natural light with uPVC double glazed windows to front and rear with further adjacent uPVC double glazed French doors which in turn are complimented by inset downlights.

Utility Room

6'5 x 6'9 (1.96m x 2.06m)

Enjoying continued timber effect laminate flooring and comprising space and plumbing for appliances, a work surface with integrated sink, an extractor fan, inset downlights, a composite door to rear and having gas fired central heating boiler.

Guest Cloakroom

6'5 x 3'6 (1.96m x 1.07m)

Enjoying continued timber effect laminate flooring and featuring a low level push button w.c, vanity wash hand basin with monobloc mixer tap, tiled splashback and an opaque uPVC double glazed window to side.

FIRST FLOOR LANDING

Stairs rising to the first floor landing gives way to four good sized bedrooms including the en-suite and family bathroom respectively and comprise an airing cupboard which in turn hosts the hot water cylinder and the loft hatch.

Bedroom One

16 (12'1) x 16'10 (4.88m (3.68m) x 5.13m)

Enjoying two uPVC double glazed windows to front with built in blinds, a range of fitted wardrobes, built in sound system and access to the en-suite.

En-Suite

8'3 x 5'6 (2.51m x 1.68m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with monobloc mixer tap, double walk in shower enclosure with thermostatic mixer tap, a shaver point, chrome heated towel rail, ceramic tiled flooring, part tiled walls, extractor fan and inset downlights.

Bedroom Two

10'1 x 11'3 (3.07m x 3.43m)

Having uPVC double glazed window to rear with built in blind, pendant light and fitted wardrobes.

Bedroom Three

10'1 x 9'11 (3.07m x 3.02m)

Having uPVC double glazed window to front with built in blind, pendant light and fitted wardrobes.

Bedroom Four

8'8 x 9'5 (2.64m x 2.87m)

Having uPVC double glazed window to rear with built in blind, pendant light and fitted wardrobes.

Bathroom

6 x 7'6 (1.83m x 2.29m)

This three piece suite comprises a low level push button w.c, a wall mounted wash hand basin with monobloc mixer tap, panel bath with thermostatic mixer tap over, an opaque uPVC double glazed window to rear with built in blinds,

part tiled walls, ceramic tiled flooring, a chrome heated towel rail, inset downlights and an extractor fan.

OUTSIDE

Rear Garden

An Indian flag paved patio area gives way to a further seating area, which in turn is complimented by block edging and features an artificial lawn to the centre of the garden which is surrounded by timber close board fence panelling and facilitated by a side gate.

Office/Nail Room

22'3 x 11'1 (6.78m x 3.38m)

Having light and power, entered via French doors to both sides and benefitting from a uPVC double glazed windows to side.

Front

A double tarmacadam driveway offers off road parking for multiple vehicles and leads to the front of the property bisected by a paved walkway accessing the front door beneath a canopy porch and complimented by further wall lighting.

Double Garage

18'8 x 19'4 (5.69m x 5.89m)

Entered via one of two up and over doors to front, timber effect laminate flooring and benefitting from both light and power.

Notes To Purchasers

Freehold solar panels generating approx. 11kwhs, with a back up battery system with a capacity of 16.8kwhs (available up on separate negotiation).





39 Harold Mosely Way, Hugglescote, Leicestershire, LE67 2NL

Sinclair



39 Harold Mosely Way, Hugglescote, Leicestershire, LE67 2NL

Sinclair



39 Harold Mosely Way, Hugglescote, Leicestershire, LE67 2NL

Sinclair



39 Harold Mosely Way, Hugglescote, Leicestershire, LE67 2NL

Sinclair



39 Harold Mosely Way, Hugglescote, Leicestershire, LE67 2NL

Sinclair



39 Harold Mosely Way, Hugglescote, Leicestershire, LE67 2NL

Sinclair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	

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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairstateagents.co.uk/referral-fee-disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairstateagents.co.uk