



Sinclair

21 Moon Avenue, Hugglescote, Leicestershire, LE67 2LW

25% Shared Ownership
£60,000

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Property at a glance

- 25% Shared Ownership
- Three Bedrooms
- Off Road Parking
- Council Tax Band*: B
- No Upward Chain
- Semi Detached Home
- Large Rear Garden
- Price: £60,000

Overview

**** 25% SHARED OWNERSHIP & OFFERED WITH NO UPWARD CHAIN**** This MODERN and BEAUTIFULLY PRESENTED three bedroom semi detached home on a CORNER PLOT comes to the market occupying a CUL-DE-SAC location and is situated within the popular village of Hugglescote. In brief the property comprises a well presented lounge, open plan kitchen/diner, rear lobby and ground floor w.c with stairs rising to the first floor landing giving way to three good sized bedrooms and a family bathroom. Externally, the property enjoys ample off road parking to the side and an larger than average rear garden. EPC RATING B.

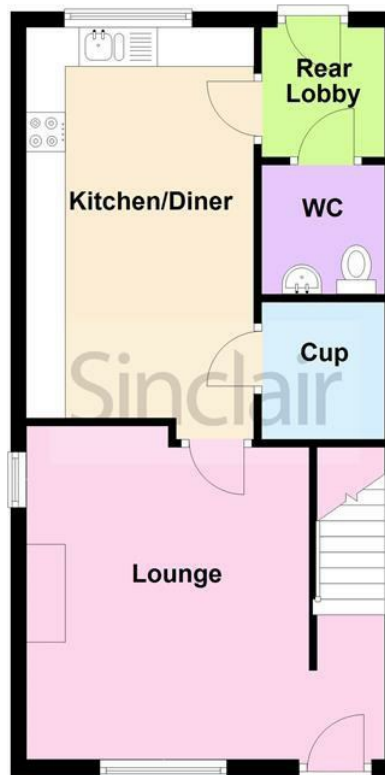
Location**

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

Lounge

11'7" x 14'0" (3.53m x 4.27m)

Enjoying a dual aspect with uPVC double glazed windows to front and side and entered by a composite front door with inset foot well and comprising, stairs rising to the first floor, electric effect feature fireplace with fob remote control and giving way to the kitchen/diner.

Kitchen/Diner

9'7" x 15'1" (2.92m x 4.60m)

Inclusive of the attractive range of wall and base units with complementary work surfaces, a four ring gas hob with extractor hood over and splash screen, one-and-a-half bowl sink and drainer unit, integrated fridge/freezer. Other benefits include a uPVC double glazed window to rear, an electric oven/grill, a concealed gas fired central heating boiler, inset down lights, timber effect vinyl flooring and having access to understairs storage which in turn has a water point.

Rear Lobby

Having continued flooring from the kitchen/diner and giving way to the w.c and private rear garden respectively whilst comprising a composite double glazed external door.

W.C.

Having a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, timber dado wall panelling, timber effect vinyl flooring and extractor fan.

FIRST FLOOR

Landing

Stairs rising to the first floor gives way to the family bathroom and three good sized bedrooms.

Bedroom One

15'0" x 9'7" (4.57m x 2.92m)

Having uPVC double glazed window to front, access to over stairs storage and part timber wall panelling.

Bedroom Two

7'6" x 13'5" (2.29m x 4.09m)

Having part timber wall panelling and uPVC double glazed window to rear.

Bedroom Three

7'1" x 9'8" (2.16m x 2.95m)

Having a loft hatch, a range of fitted wardrobes and uPVC double glazed window to rear.

Family Bathroom

7'5" x 6'2" (2.26m x 1.88m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with electric shower over with splash screen partition, chrome heated towel rail, extractor fan, inset down lights, tiled splash backs, timber effect vinyl flooring and having an opaque uPVC double glazed window to side.

OUTSIDE

Private Rear Garden

Having a porcelain patio area giving way to a well maintained lawn whilst being facilitated by timber close board fencing with side gated access and water point.

Front

A tarmacadamed tandem driveway to the side offering off road parking and having electric power point, slate shingled frontage which leads to the front door beneath the canopy porch.

Rent/Charges

Please note the monthly rent is £408.79 for the remaining percentage and the monthly service charge is £55.83

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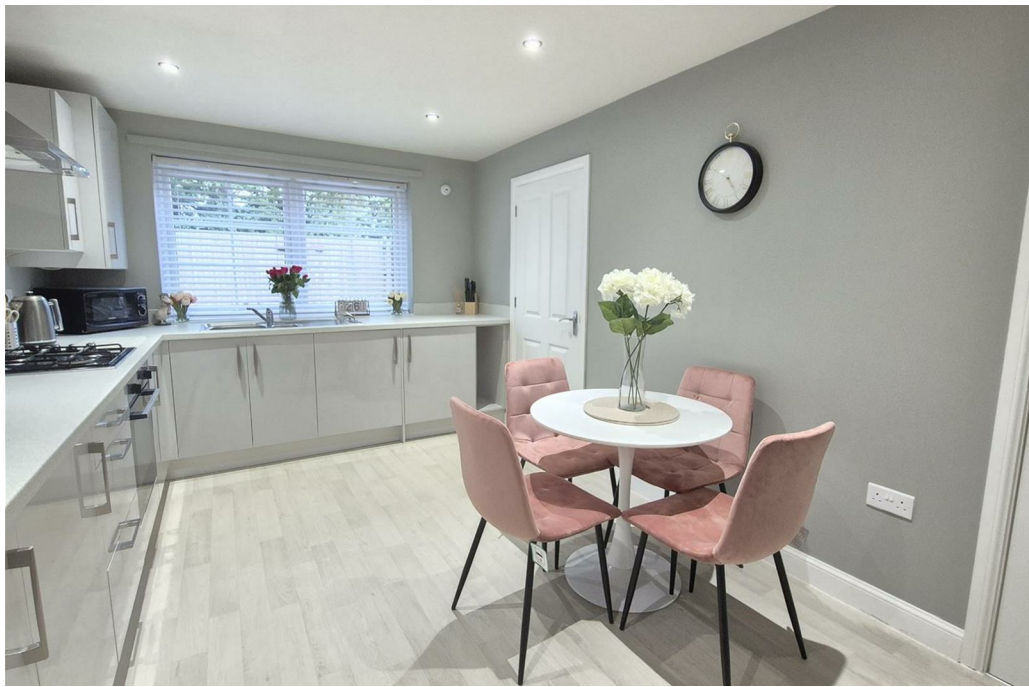
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	84	
(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	

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

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

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