



Sinclair

5 Le May Drive, Hugglescote, Leicestershire, LE67 2EF

Offers In Excess Of
£285,000

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Property at a glance

- Three Double Bedrooms
- En-suite & Dressing Area
- Private Rear Garden
- Council Tax Band*: D
- Three Storey Semi Detached Home
- Open Plan Kitchen/Diner
- Detached Garage & Parking
- Price: £285,000

Overview

This THREE DOUBLE BEDROOM SEMI DETACHED HOME set over THREE STOREYS comes to the market enjoying a sought after location within the popular commuter village of Hugglescote. In brief the property benefits from an open entrance hall, lounge, open plan, kitchen/diner, utility room and ground floor w.c with stairs rising to the first floor landing giving way to two DOUBLE bedrooms and a four piece bathroom suite. A further set of stairs rising to the second floor offering main bedroom which enjoys an en-suite shower room and dressing area. Externally, the property comprises of a private rear garden, detached garage and ample frontage to accommodation off road parking for multiple vehicles. EPC RATING B.

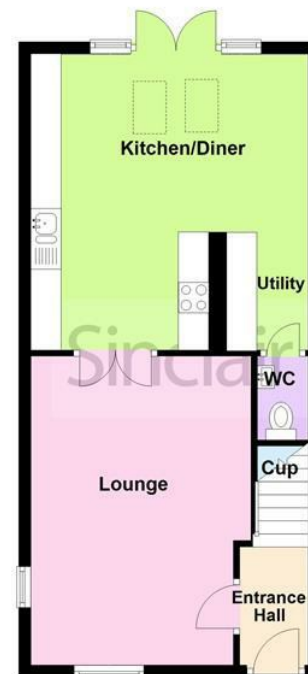
Location**

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



Second Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered via a composite front door with inset double glazed opaque panel and having timber effect vinyl flooring, inset foot well and stairs rising to the first floor.

Lounge

11'7" x 16'9" (3.53m x 5.11m)

Enjoying a dual aspect with uPVC double glazed windows to front and side, access to under stairs storage and inset down lights. A set of double framed French doors provide access to the kitchen/diner.

Kitchen/Diner

15'1" (narrowing to 9'8") x 16'0" (4.60m (narrowing to 2.95m) x 4.88m)

Inclusive of a modern range of wall and base units, one-and-a-half bowl sink and drainer unit with swan neck mixer tap, metro tiled splash backs, integrated fridge/freezer, four ring induction hob with splash screen and extractor hood, double electric oven with separate grill and integrated dishwasher. Other benefits include a plinth heater, timber effect vinyl flooring, inset down lights, separate larder cupboard, two skylight windows to the rear complementing the uPVC double glazed French doors flanked by uPVC double glazed windows providing access to the private rear garden.

Utility

Having continued timber effect vinyl flooring from the kitchen/diner and benefits from a work surfaces beneath which lies space and plumbing for multiple appliances, tiling to splash prone areas, a range of wall and base units and extractor fan.

Ground Floor W.C

Enjoying continued flooring from the utility room and comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, tiling to splash prone areas and extractor fan.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to two double bedrooms and family bathroom and comprises uPVC double glazed window to front, stairs rising to the second floor and airing cupboard housing the hot water cylinder.

Family Bathroom

6'7" x 8'9" (2.01m x 2.67m)

This four piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, tiling to splash prone areas, panelled bath with thermostatic mixer shower tap, double walk in shower enclosure with thermostatic shower, inset down lights, extractor fan, shaver point, heated towel rail, timber effect vinyl flooring and uPVC opaque double glazed window to rear.

Bedroom Two

8'5" x 14'6" (2.57m x 4.42m)

Having dual aspect with uPVC double glazed windows to side and rear.

Bedroom Three

8'7" x 11'8" (2.62m x 3.56m)

Having uPVC double glazed window to front.

SECOND FLOOR

Bedroom One

11'8" x 10'1" (3.56m x 3.07m)

Enjoying uPVC double glazed window to front and mirror fronted sliding wardrobes and access to over stairs storage, loft hatch, inset down lights and providing an additional dressing room/study area which in turns benefits from access to eaves storage and a double glazed skylight to rear.

En-suite Shower Room

6'6" x 8'1" (1.98m x 2.46m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, walk in shower enclosure with thermostatic mixer shower tap, tiling to splash prone areas, inset down lights, extractor fan, timber effect vinyl flooring and uPVC skylight to rear.

OUTSIDE

Private Rear Garden

A paved walkway accessible via a side gate gives way to a well maintained lawn edged with raised flower beds and in turn giving way to an area of barked chipped to the rear of the garden providing access to a timber framed garden shed.

Front

A paved walkway with block edging grants access to the front door beneath a canopy porch and sits adjacent to an area of stone shingling partitioned by a well maintained hedge and tarmacadamed driveway for off road parking with block edging granting access to both the rear garden and garage whilst providing wall lighting and a water point.

Detached Garage

10'2" x 19'0" (3.10m x 5.79m)

Entered via an up-and-over door to front and benefitting from light and power.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	85	
(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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Referral Fee Disclosure

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