

# Ashburton Road

Hugglescote, Coalville, LE67 2HE

John   
German









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£325,000

This home exudes charm and comfort and would be a dream first time home. Peppered with original features and stylish touches throughout and offering spacious sitting room, living room and snug, coupled with extensive drive, garage and large private landscaped garden.



Step into the property and you will find yourself in a gorgeous detached Edwardian residence, more than just a home, it's a piece of history, lovingly updated to offer all the comforts of modern living, while retaining its enchanting character. Here every detail has been carefully considered, every space thoughtfully designed creating a harmonious blend of past and present that makes this property truly unique.

As you enter the front door, you are greeted by a feature reception hallway with original restored Minton tiled floor. On your left is the first of three reception rooms, a cosy dining room with original bay window and cornice to the ceiling.

Next is the living room, a wonderful living space with dual aspect windows, wood parquet flooring underfoot and an amazing focal point provided by a feature period style fireplace with tiled cheeks, raised slate hearth and inset log burning stove.

Onwards then to the snug, another lovely reception room with bay window to the side, door to the side, rustic slate floor and a warming log burning stove completing the picture.

Next there is a useful utility/WC, and on through the corridor to the fitted kitchen where base and wall mounted cabinets wrap around the room providing plenty of storage, with integral hob, oven and dishwasher. French double doors take you out onto the pretty pergola covered terrace perfect for morning coffee.

The bedrooms in this home are both spacious doubles and both feature lovely period style fireplaces. The principal bedroom also benefits from having fitted wardrobes along one wall.

The family bathroom is just fabulous, spacious and well appointed with separate shower, WC, pedestal wash band basin and corner bath. It has coving to the ceiling and a cast iron feature fireplace.

Outside is an extensive driveway with oversized garage that has light, power and personal door to the rear garden. The garden is a real highlight having large composite decked patio area with timber pergola above, lawn with mature borders enjoying great privacy and a lower kitchen garden area behind trellis screening with greenhouse.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

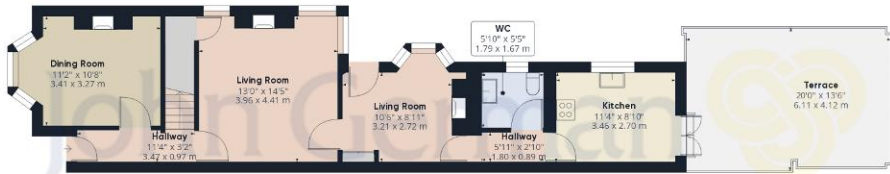
<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

**Our Ref:** JGA/02072024









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1374.65 ft<sup>2</sup>

127.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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