



Hurford's

The Willows, Hallaton Road, Tugby Freehold Offers Over £515,000



# Key Features

4 3 B E

- 3-4 Bedroom Detached Recently Built Property/NO CHAIN
- 3 En-Suite Bathrooms
- Beautifully Presented Throughout
- Dressing Room/Home Office Space
- Enclosed Rear Garden

Hurfords is excited to launch this stunning new build home, completed in 2022. Designed with sympathetic brick construction, it seamlessly blends modern living with the character of its charming village location.

Upon entering, you'll find a generously sized sitting room on the left, perfect for entertaining guests. To the right is the third bedroom, complete with its own ensuite shower room, ideal for relatives or as a playroom for young families.

The rear of the property boasts a spectacular open-plan kitchen and dining space. This modern kitchen features premium appliances and provides access to a utility room for white goods and a convenient downstairs toilet. Bi-fold doors from the kitchen open up to the garden, enhancing the indoor-outdoor flow leading to a paved area for Alfresco dining and drinking.



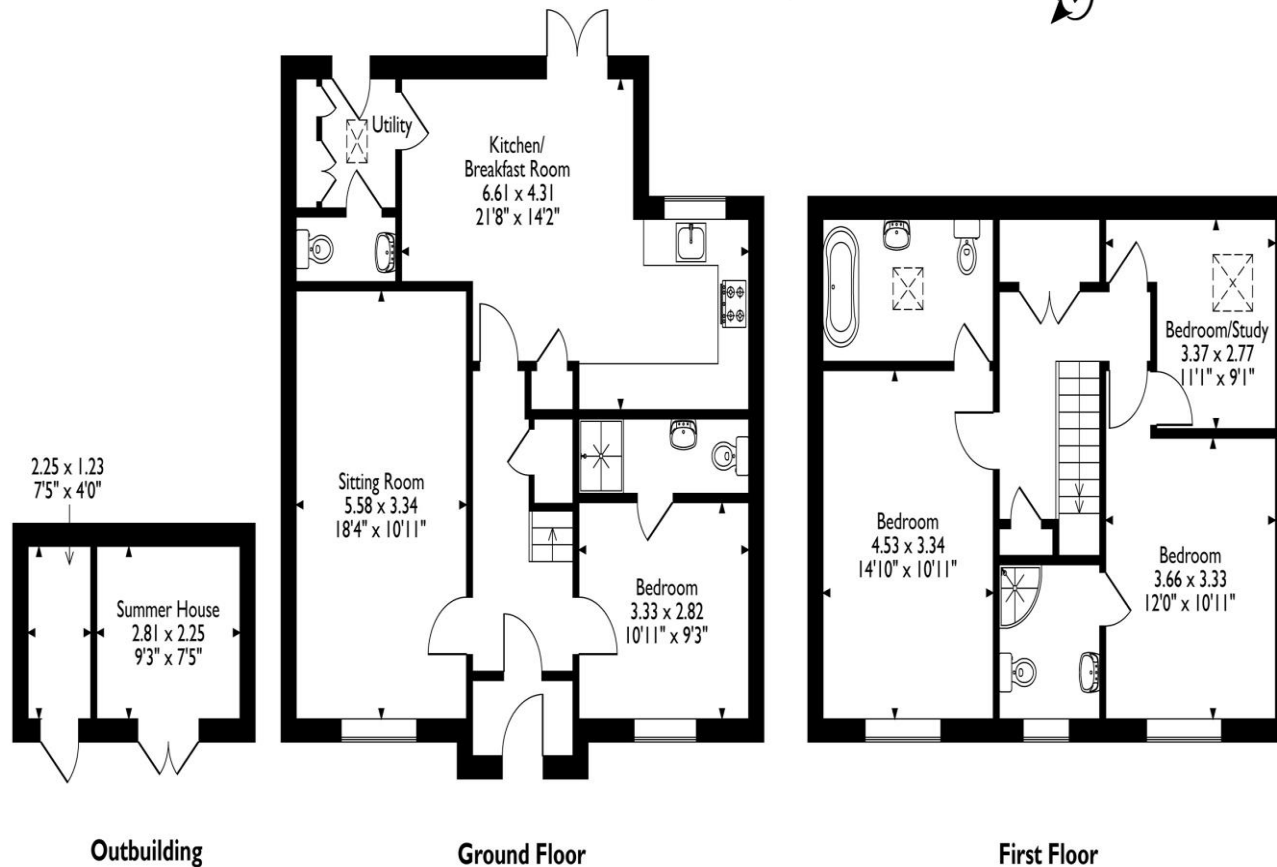
8 Hallaton Road, Tugby, Leicester, Leicestershire

Approximate Gross Internal Area

Main House = 129 Sq M/1388 Sq Ft

Outbuilding = 9 Sq M/97 Sq Ft

Total = 138 Sq M/1485 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, there are two additional double bedrooms, each with its own ensuite bathroom. The master suite is particularly luxurious, featuring a large free-standing bath. Ample storage space is available on the first floor, along with access to a fourth room that can be used as a bedroom or converted into a dressing room, depending on your needs.

The front of the property offers a spacious paved driveway with plenty of parking with gated access. The beautifully landscaped, low-maintenance garden at the rear benefits from a south-east facing aspect, providing sunlight all day long. Additionally, a well-sized summer house offers potential as a home office or extra storage space.

This fabulous three-bedroom home combines modern-day living with classic charm, featuring an air source heat pump and underfloor heating for 21st-century comfort.


This cleverly designed home oozes charm in this desirable village location which boasts a country pub, church, primary school and country walks on the doorstep. Viewing is essential to take in all on offer!

To view this property call Hurfords on: 01572 821777

# Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

 21 High Street East, Uppingham, OAKHAM, Leicestershire, LE15 9PY

 [uppingham@hurfords.co.uk](mailto:uppingham@hurfords.co.uk)

 [www.hurfords.co.uk](http://www.hurfords.co.uk)



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU101500 - 0005

