

Sinclair



1 Wyatt Gardens, Hugglescote

£340,000

1 Wyatt Gardens

Hugglescote

This MODERN FOUR BEDROOM DETACHED HOME positioned with woodland path walks nearby. The property offers a well maintained accommodation featuring a spacious living room, open plan dining kitchen that is perfect for modern family living. The separate utility cupboard provides additional storage and convenience, while the downstairs WC adds practicality. Upstairs, four bedrooms including an en suite shower room and family bathroom. Outside, the property boasts a small lawned area to the front, to the side a driveway provides off road parking for multiple vehicles and gives access to the detached brick garage. The rear garden is mainly laid to lawn and enclosed by timber screen fencing with gated access to the driveway and garage. A lovely family home.

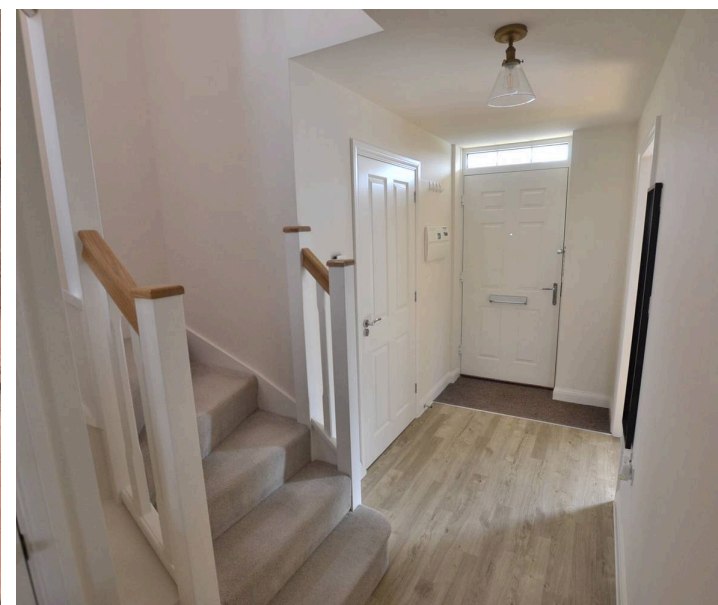
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Detached Home
- Four Bedrooms
- En Suite Shower Room
- Open Plan Dining Kitchen
- Separate Utility Cupboard
- Garage & Parking



GROUND FLOOR

Reception Hall

The reception hall is accessed via uPVC double glazed door and has stairs to the first floor with an under stairs storage cupboard, radiator and doors accessing the downstairs w.c, living room and open plan dining kitchen with separate utility cupboard.

Downstairs WC

Fitted with a white two piece suite comprising low flush WC, pedestal wash hand basin, radiator and uPVC double glazed window to side.

Living Room

16' 1" x 10' 3" (4.90m x 3.12m)

Having uPVC double glazed window to front with fitted blinds, two radiators and wood effect flooring.

Dining Kitchen

18' 5" x 12' 0" (5.61m x 3.66m)

(Measurements including the utility cupboard) The open plan space has kitchen, dining and sitting areas. The kitchen area is fitted with a single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, marble effect work surfaces with matching up stand and a range of integrated appliances, including a five ring gas hob with extractor fan over and drawer storage under, double electric eyelevel oven and grill, fridge/freezer and dishwasher. There are double uPVC double glazed doors overlooking and accessing the garden. To the dining and sitting areas there are two radiators and uPVC double glazed windows to rear and side and access to the utility cupboard. The utility cupboard has a work surface, plumbing for washing machine, additional space for a further appliance and wall mounted gas fed boiler.



FIRST FLOOR

Landing

The first floor landing gives way to four bedrooms, ensuite and family bathroom. There is a double built-in cupboard, radiator and loft access hatch.

Bedroom One

12' 8" x 9' 3" (3.85m x 2.81m)

(Maximum measurements) Having uPVC double glazed window to rear overlooking the garden, radiator and door accessing the en-suite shower room.

En Suite Shower Room

The en-suite shower room is fitted with a double width shower cubicle with thermostatic shower and door screening, low flush WC, pedestal wash hand basin and heated towel rail.

Bedroom Two

11' 10" x 9' 2" (3.60m x 2.80m)

Having uPVC double glazed window to front and radiator.

Bedroom Three

9' 0" x 9' 1" (2.75m x 2.76m)

Having uPVC double glazed window to front and radiator.

Bedroom Four

6' 11" x 9' 1" (2.10m x 2.76m)

Having uPVC double glazed window to rear overlooking the garden and radiator.

Family Bathroom

The family bathroom is fitted with a white three piece suite comprising panelled bath with thermostatic shower over and shower screening, low flush WC, pedestal wash hand basin, a heated towel rail and uPVC double glazed window to side.



FRONT GARDEN

To the front of the property is a small lawned area and central pathway leading to the entrance door. There's a driveway to the side of the property which in turn leads to the detached brick garage

REAR GARDEN

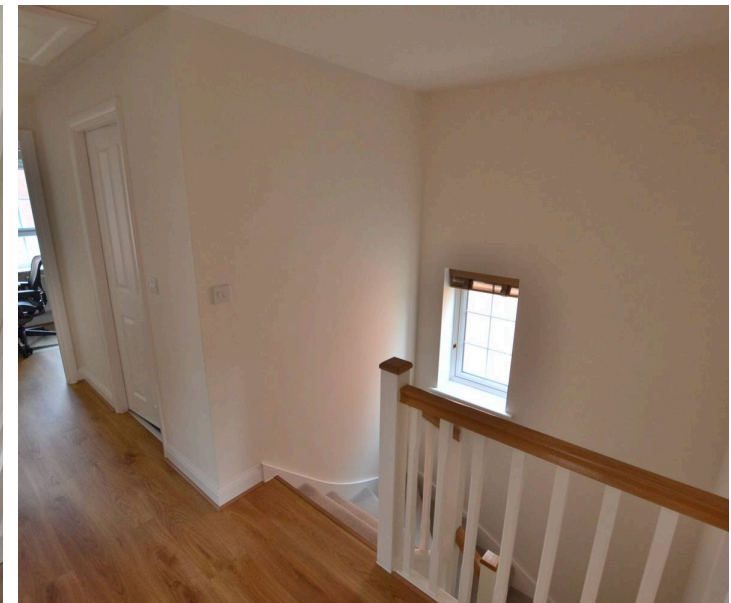
The rear garden has a slabbed pathway and small patio area and is mainly laid to lawn, timber screen fencing to the boundaries and gated access leading to the driveway and garage.

Driveway

The driveway offers off road parking for multiple vehicles.

Garage

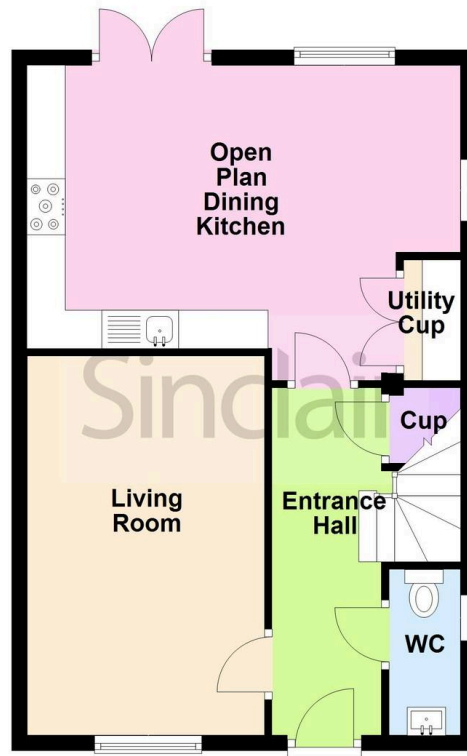
The Garage has an up and over door, light and power.



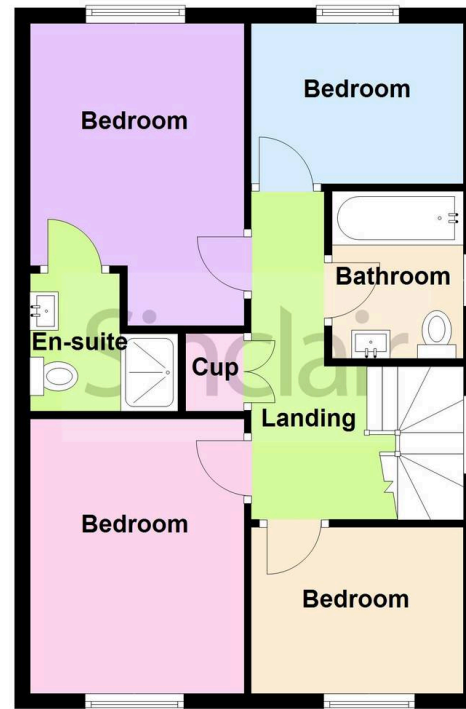




Ground Floor



First Floor





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