

# Sinclair



47 Percival Way, Hugglescote

£280,000

# 47 Percival Way

## Hugglescote

This THREE BEDROOM, THREE STOREY SEMI DETACHED HOME occupying a sort after location within the popular commuter village of Hugglescote comes to the market offering modern decoration throughout and in brief, comprises an entrance hall, study, ground floor w.c. open plan kitchen/diner, stairs rising to the first floor giving way to the main bedroom with en-suite and lounge and having an additional set of stairs accessing the second floor which comprises two further bedrooms and a family bathroom. Externally, the property enjoys off road parking, a well maintained frontage and a landscaped rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Storeys
- Three Bedrooms
- Lounge & Study
- Open Plan Kitchen/Diner
- En-suite & Family Bathroom
- Nearly New
- Off Road Parking



## GROUND FLOOR

### Entrance Hall

Entered through a composite front door having inset opaque panel and a separate cloaks storage cabinet, which hosts the gas fired central heating boiler and comprising timber effect porcelain tiled flooring.

### Study

6' 0" x 9' 0" (1.83m x 2.74m)

Enjoying continued flooring from the entrance hall and having uPVC double glaze window to front.

### W.C

Enjoying continued timber effect porcelain flooring and comprising a low level push button w.c, pedestal wash hand basin with mono block mixer tap, tiled splash backs and extractor fan.

### Kitchen/Diner

12' 8" x 19' 9" (3.86m x 6.02m)

Inclusive of an attractive range of wall and base units with complimentary rolled edge work surfaces, a one and a half bowl sink and drainer unit with swan neck mixer tap, a four ring gas hob with extractor hood over, integrated fridge/freezer and further integrated washing machine and dishwasher. Other benefits include an electric oven/grill, tiling to splash prone areas, access to understairs storage, porcelain tiled flooring and enjoying a dual aspect with uPVC double glazed window to side and uPVC framed French doors accessing the rear garden.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to the lounge and main bedroom.



### Lounge

12' 8" x 11' 8" (3.86m x 3.56m)

Having part acoustic wall panelling and a uPVC double glazed window to front.

### Bedroom One

12' 8" x 10' 0" (3.86m x 3.05m)

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

### Ensuite Shower Room

5' 0" x 7' 0" (1.52m x 2.13m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, double shower enclosure with thermostatic bar mixer tap, shaver point, extractor fan, timber effect vinyl flooring and having an opaque uPVC double glazed window to side.

## SECOND FLOOR

### Landing

Stairs rising to the second floor landing gives way to two bedrooms and the family bathroom respectively.

### Bedroom Two

12' 8" x 11' 4" (3.86m x 3.45m)

Having a timber framed double glazed skylight to rear.

### Bedroom Three

12' 8" x 7' 2" (3.86m x 2.18m)

Having a uPVC double glazed window to front and benefiting from access to over stairs storage.

### Family Bathroom

5' 8" x 6' 4" (1.73m x 1.93m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap and tiled splashbacks, a panelled bath with mixer shower tap, vinyl flooring, extractor fan and having an opaque uPVC double glazed window to side.



## REAR GARDEN

Enjoying a sunny aspect, the private rear garden benefits from a porcelain paved patio area with stone shingled edging and artificial lawn with block edging and facilitated by side gated access, a waterpoint and a host of shrubs surrounded by timber close board fence panelling. The garden also gives way to a further seating area, finished in decorative porcelain tiling.

## FRONT GARDEN

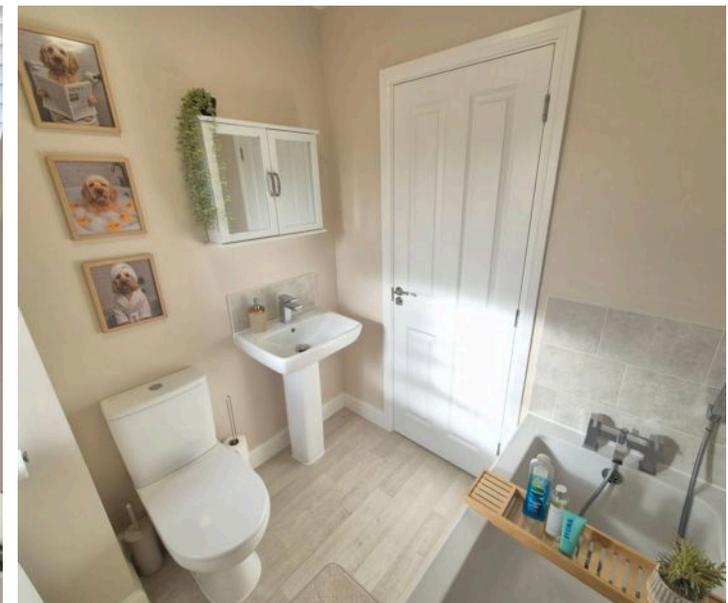
An area of stone shingling which is in turn bisected by a paved walkway, accessing the front door and surrounded by a range of shrubs.

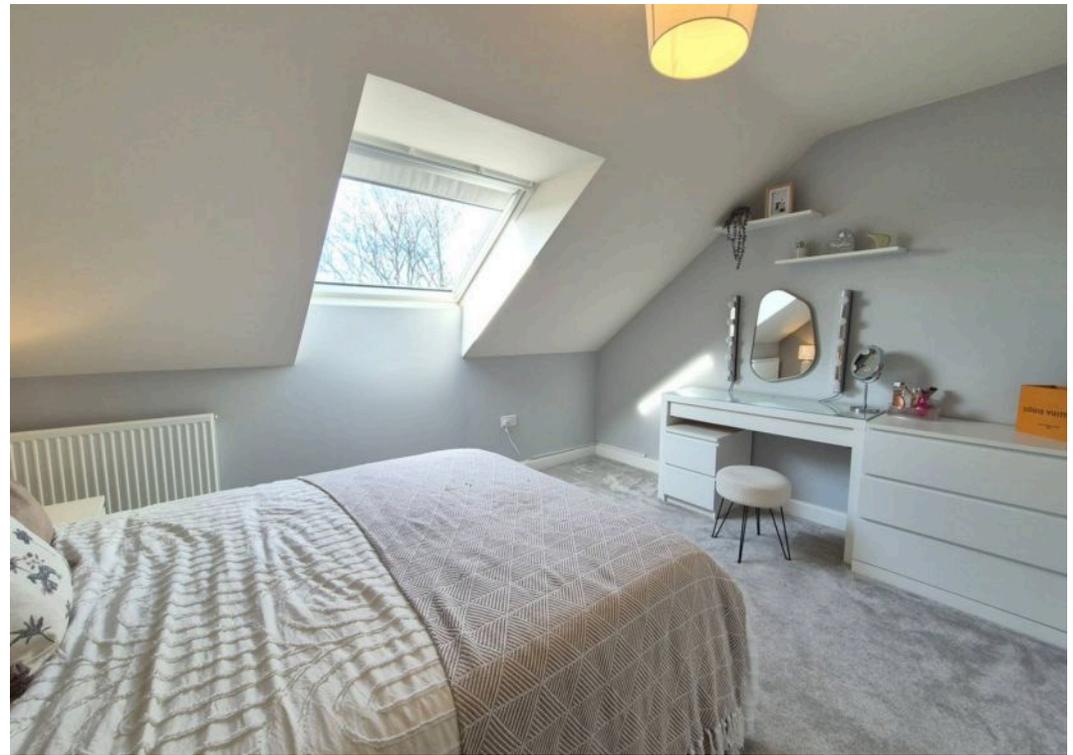
## Driveway

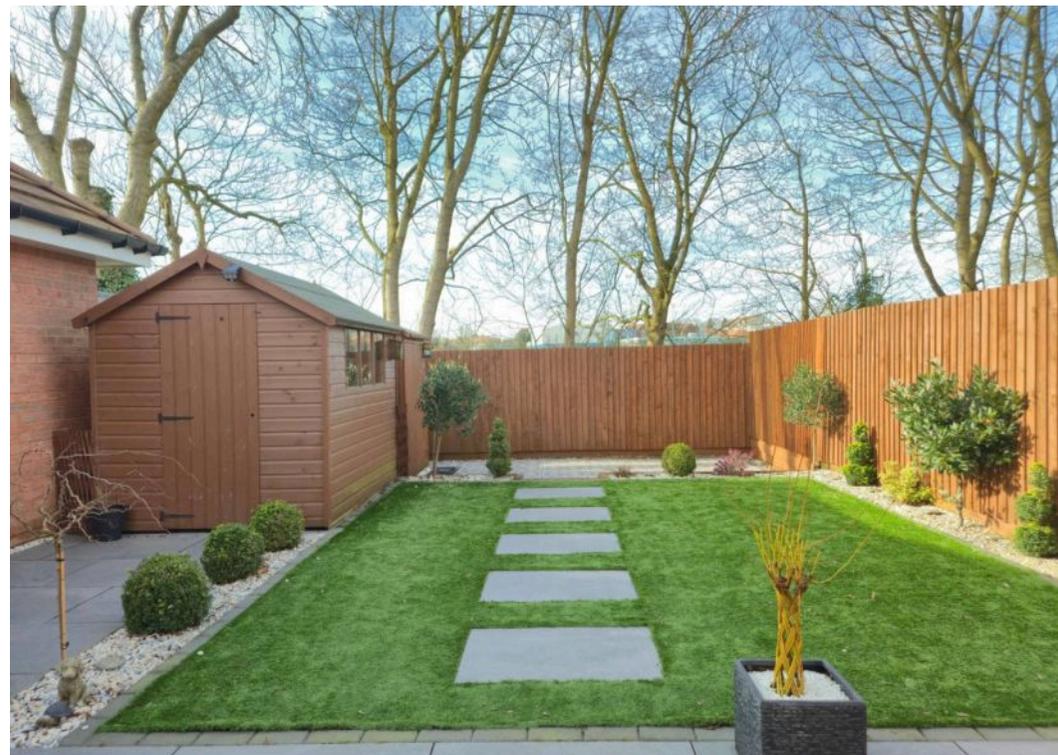
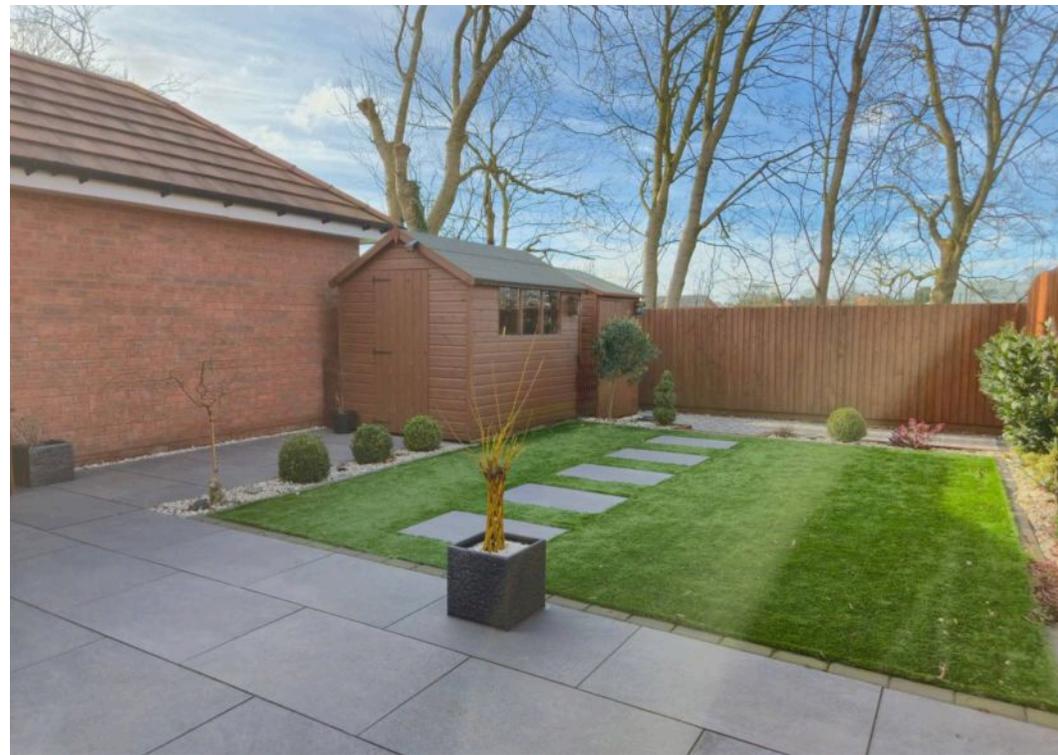
A tandem tarmacdamed driveway offers off road parking for multiple vehicles

## EV charging

Being position on the external wall along the driveway.



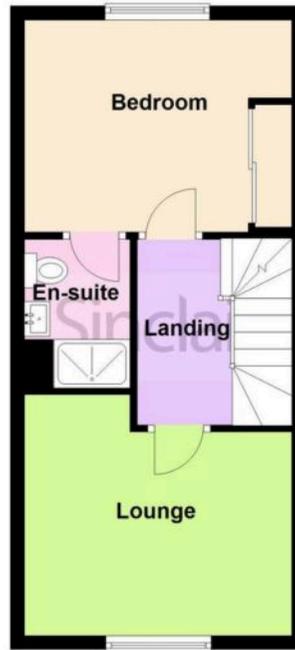




Ground Floor



First Floor



Second Floor





## Sinclair Estate Agents

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