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Summers Road
Hugglescote

- Impressive executive detached family home
- Approximately eight years NHBC warranty
- Sleek open-plan kitchen/dining/family room
- Generous and versatile sitting room
- Four bedrooms and two with en suite facilities
- Private landscaped rear garden
- Detached garage and ample off-road parking
- Conveniently positioned for local amenities
- EPC Rating B / Council Tax Band E / Freehold

The Castleton is an impressive executive detached family home built by the highly regarded local housebuilder Davidson Homes. Ideally positioned within this modern development, the property offers well-proportioned and versatile accommodation, contemporary finishes and approximately eight years remaining on its NHBC warranty, creating a superb home for modern family living.

The property combines generous living space with a thoughtful and highly versatile layout, centred around an impressive open-plan kitchen, dining and family room. Floor-to-ceiling windows and French doors create a wonderful connection with the garden, while the additional reception rooms provide excellent flexibility for both family life and entertaining.

Externally, the property occupies an attractive position, a private landscaped rear garden and a sweeping driveway providing ample parking. The detached garage and well-presented grounds further complement this impressive home.

Accommodation:
The property is approached via a sweeping driveway, framed by mature planting and providing access to the detached garage. A spacious reception hall creates a welcoming entrance, with access to the main ground floor rooms and a useful guest cloakroom.

At the heart of the home is the impressive open-plan kitchen, dining and family room, featuring floor-to-ceiling windows and three sets of French doors overlooking and opening onto the rear garden. The kitchen is fitted with sleek cabinetry, integrated appliances and a central island, with a separate utility room adjoining. A formal family sitting room provides a further comfortable reception space, while an additional reception room is currently used as a study.

To the first floor are four good-sized bedrooms, two of which benefit from en suite facilities. The main bedroom is particularly impressive with a dressing room and contemporary en suite shower room. The remaining bedrooms are served by a stylish four-piece family bathroom.

Gardens and land:
The rear garden is private and beautifully landscaped, featuring a manicured lawn and paved seating area. The patio is directly accessed from the open-plan kitchen and family room, creating an ideal setting for outdoor dining and entertaining, while the established planting provides an attractive backdrop and a good degree of privacy.

To the front, generous gardens and mature planting set the property back from the road, complemented by well-stocked borders. A sweeping driveway provides ample off-road parking and leads to the detached garage.

Location:
The Castleton is conveniently positioned for access to the amenities and services available in Hugglescote and the nearby town of Coalville. The surrounding area offers a range of local schools, shops and everyday facilities, while Coalville provides a broader selection of shopping, leisure and commercial opportunities.

The property is also well placed for access to the wider road network, providing convenient connections for commuting throughout Leicestershire and the surrounding area.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion. An annual maintenance charge of £175 applies.

Local Authority:
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

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Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

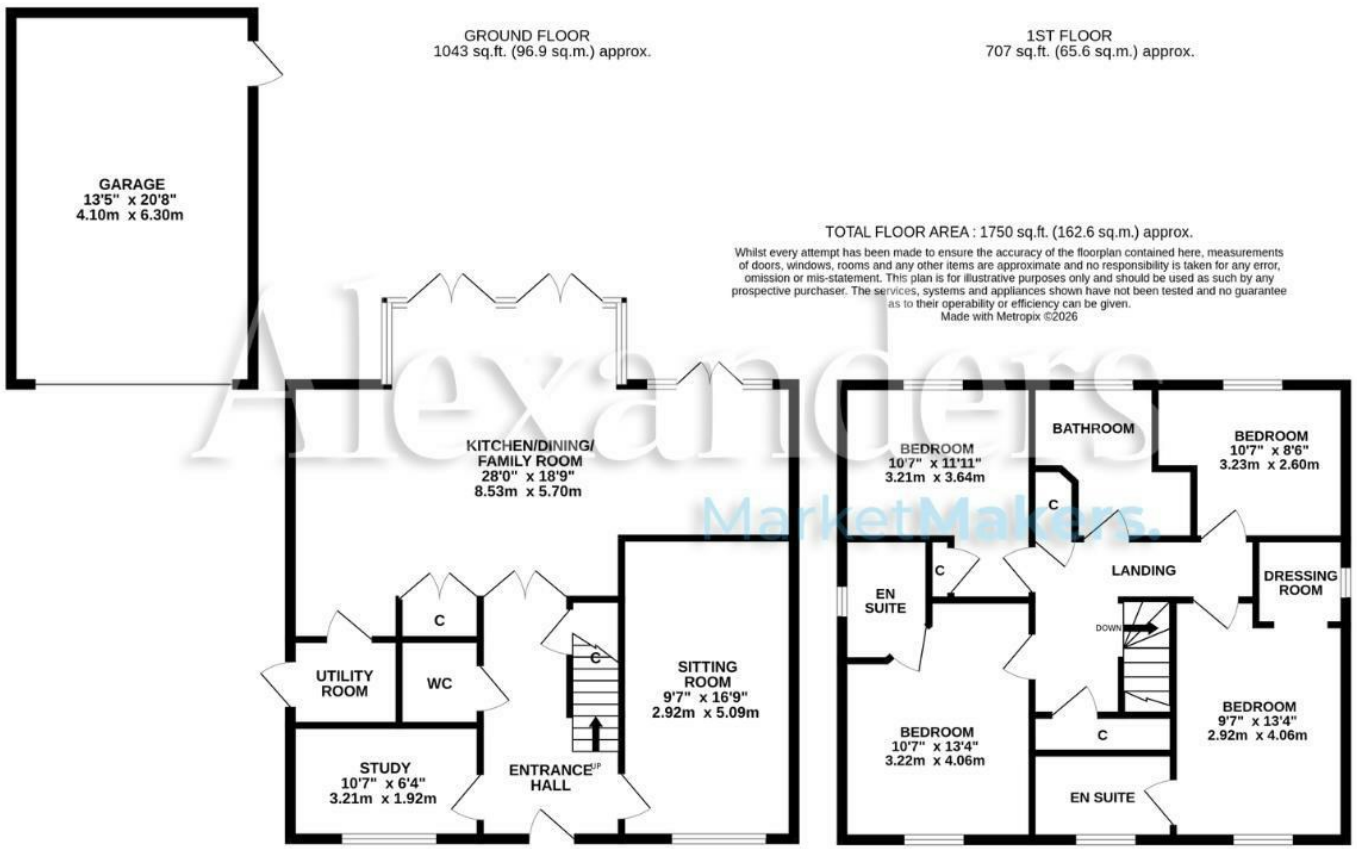
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

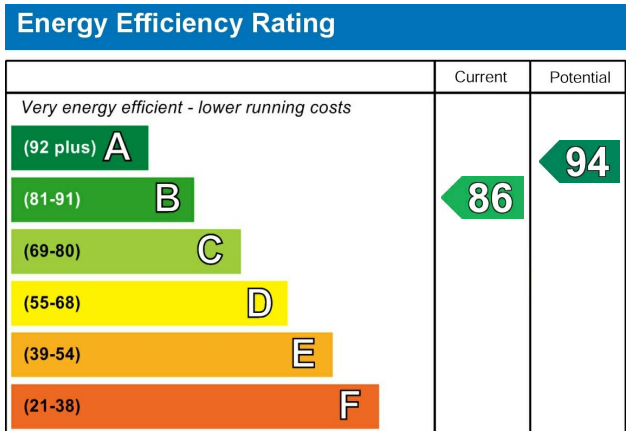
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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