

# Sinclair



17 Wharmby Street, Hugglescote

£325,000

# 17 Wharmby Street

## Hugglescote

This THREE DOUBLE BEDROOM, THREE STOREY SEMI DETACHED house comes to the market with **NO UPWARD CHAIN** in a sought after area within the popular village of Hugglescote. In brief, the property comprises of an entrance hall, kitchen, lounge/diner and ground floor w.c with stairs rising to the floor giving way to TWO DOUBLE BEDROOMS, three piece bathroom suite and an en-suite shower room. A further set of stairs rises to the second floor which enjoys another DOUBLE BEDROOM and an en-suite shower room. Externally, the property consists of a private rear garden, front garden, detached garage and off road parking for multiple vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Storey Semi Detached Home
- Open Plan Lounge/Diner
- Three Double Bedrooms
- No Upward Chain
- Private Rear Garden
- Detached Garage & Parking



## GROUND FLOOR

### Entrance Hall

11' 2" x 3' 2" (3.40m x 0.97m)

Entered via a composite front door and giving access to the w.c, kitchen, lounge/diner and stairs rising to the first floor.

### W.C

5' 1" x 2' 7" (1.55m x 0.79m)

Having low level w.c, pedestal wash hand basin, walls partly tiled and uPVC double glazed window to the front.

### Kitchen

10' 0" x 7' 9" (3.05m x 2.36m)

Comprising a range of base and wall level units, work surfaces, one and a half bowl sink and drainer unit, four ring gas hob, built in oven and grill, integrated dishwasher and fridge/freezer, cupboard housing the gas fired central heating boiler and uPVC double glazed window to the front.

### Lounge/Diner

20' 4" x 14' 10" (6.20m x 4.52m)

Having uPVC double glazed French doors to rear with side windows, uPVC double glazed window to side and under stairs storage access.

## FIRST FLOOR

### Landing

Comprising a airing cupboard and access to the stairs rising to the second floor.

### Bedroom

13' 5" x 10' 0" (4.09m x 3.05m)

Having uPVC double glazed window to front and access to the en-suite shower room.



**En-suite Shower Room**

5' 9" x 3' 5" (1.75m x 1.04m)

Having a three piece suite comprising of a low level w.c, pedestal wash hand basin, double shower enclosure with thermostatic mixer shower, tiling to both floor and walls and uPVC opaque double glazed window to front.

**Bedroom**

7' 3" x 15' 0" (2.21m x 4.57m)

Having two uPVC double glazed windows to rear and direct access to the family bathroom.

**Family Bathroom**

5' 10" x 6' 7" (1.78m x 2.01m)

Having a three piece suite comprising of a low level w.c, pedestal wash hand basin, panelled bath with electric shower over, tiled flooring, partly tiled walls, extractor fan and shaver point.

**SECOND FLOOR****Bedroom**

12' 3" x 11' 4" (3.73m x 3.45m)

Having uPVC double glazed window to front and access to the en-suite and dressing area.

**En-suite Shower Room**

6' 2" x 7' 0" (1.88m x 2.13m)

Having a three piece suite comprising of a low level w.c, pedestal wash hand basin, double shower enclosure with thermostatic mixer shower, tiling to both floor and walls and uPVC Velux window to rear.

**Dressing area**

7' 0" x 7' 3" (2.13m x 2.21m)

Having a uPVC Velux window to the rear and access to loft space.



## REAR GARDEN

Having side gate access from the driveway, timber close board fence panelling surround, paved patio with water point, raised flower bed to side and lawn area.

## FRONT GARDEN

Having lawn, mature plants and shrubs, central paved pathway to the front door beneath a canopy porch with wall lighting and further stone shingles area.

## Garage

18' 10" x 9' 10" (5.74m x 3.00m)

Having an up and over garage door with both light and power.

## Driveway

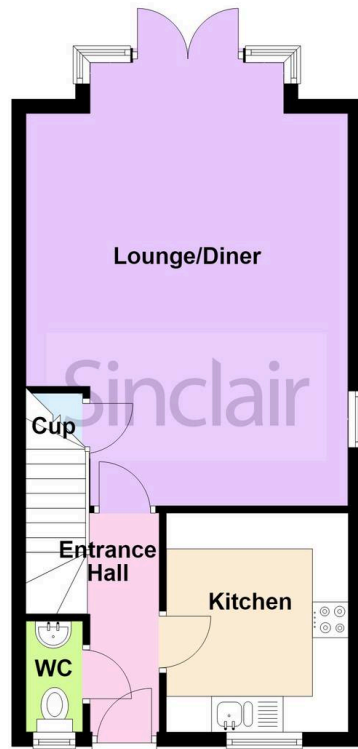
Having a tarmacadam driveway providing off road parking for multiple vehicles and providing access to the garage.







Ground Floor



First Floor



Second Floor





## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.