



11, Joseph Farn Avenue, Hugglescote, Leicestershire, LE67 2NN

HOWKINS &  
HARRISON

11, Joseph Farn Avenue,  
Hugglescote,  
Leicestershire, LE67 2NN

Asking Price: £360,000

A superb Morris Homes 'Banstead' design, constructed in 2025. One of only a handful of this particular house type within the popular Hugglescote Grange development. Extending to 1136 sqft, this distinctive three double-bedroom detached home offers well-balanced accommodation comprising an entrance hall, generous living room, impressive kitchen diner, separate utility room and ground floor WC. To the first floor are three bedrooms, with two en-suite shower rooms, together with a family bathroom. Outside, the property occupies an attractive position with a landscaped and enclosed rear garden, private driveway and detached garage. Conveniently placed for local amenities, schools and excellent commuter links.

#### Features

- Rare Morris Homes 'Banstead' detached design
- Built in 2025, with remainder of builders warranty
- Three double bedrooms with two en-suites
- Landscaped easy to maintain rear garden
- Quality upgraded fittings throughout



## Location

Joseph Farn Avenue is situated within the popular village of Hugglescote, approximately one mile south of Coalville, offering a convenient balance of village living and excellent access to everyday amenities. Hugglescote provides local shops, a primary school, community facilities, recreational spaces and public houses, while a wider range of shopping, leisure and schooling can be found in nearby Coalville. The area is well placed for commuters, with easy access to the A511, M1 at Junction 22 and the wider road network, providing links towards Leicester, Loughborough, Nottingham and Birmingham. East Midlands Airport is also readily accessible.

## Travel Distances

Coalville town centre – 1.5 miles  
M1 Junction 22 – 3 miles  
Loughborough – 10 miles  
Leicester – 12 miles  
East Midlands Airport – 14 miles  
Ashby-de-la-Zouch – 8 miles  
Derby – 26 miles  
Birmingham – 35 miles



## Accommodation Details – Ground Floor

The property is entered through the front door into a welcoming entrance hall, with stairs rising to the first floor, doors leading to the principal ground floor rooms and a further door opening into the cloakroom/WC. To the right is the spacious living room, a well-proportioned dual-aspect reception room with windows to both the front and side elevations. To the opposite side of the hall is the impressive kitchen diner, extending to approximately 18ft in length and fitted with a comprehensive range of shaker-style wall and base units complemented by light work surfaces. Integrated appliances include a double oven, gas hob with extractor above and dishwasher, with ample space provided for a dining table and additional seating. Bi-fold doors open directly onto the rear garden, creating a good connection between the indoor and outdoor living spaces. Adjoining the kitchen is a separate utility room, fitted with coordinating units and work surfaces, incorporating a sink and space for laundry appliances, together with an external door providing access outside. The utility room also provides access to a useful built-in storage cupboard.

## First Floor

The first-floor landing is bright and welcoming, with a window to the rear elevation providing natural light and doors leading to all three bedrooms and the family bathroom. Bedroom one is a generous room with windows to two elevations and the benefit of a private en-suite shower room, enhanced by a particularly attractive arched window to the front elevation. Bedroom two is also well-proportioned and includes built-in wardrobes together with its own en-suite shower room, while the third bedroom offers flexible use as a guest bedroom, child's room or home office if preferred. Completing the first floor is the family bathroom, fitted with a white suite comprising a panelled bath with shower over.





## Outside

Externally, the property enjoys an attractive position within the development, with a neat frontage and established planting. A private driveway to the side provides off-road parking and leads to the detached garage.

The rear garden has been thoughtfully landscaped to create an attractive and relatively low-maintenance outdoor space, with paved seating areas providing room for outdoor furniture and entertaining. The central garden is laid mainly to artificial lawn, bordered by well-stocked beds containing a variety of established shrubs and planting. Brick walling and fencing enclose the garden and add a good degree of privacy, while gated access links back towards the driveway and garage.



## Agents Comment

A particularly appealing opportunity for buyers seeking a nearly new home that is ready to move straight into. This attractive Morris Homes 'Banstead' design is one of only a handful of its type on the development and further benefits from the remainder of the original builder's warranty. The property is very well placed for commuters, with convenient access to the surrounding road network, while local schooling, everyday amenities and nearby town centres are all within easy reach. Combined with its well-balanced accommodation, landscaped garden, driveway and garage, it makes an excellent choice for a wide range of buyers.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

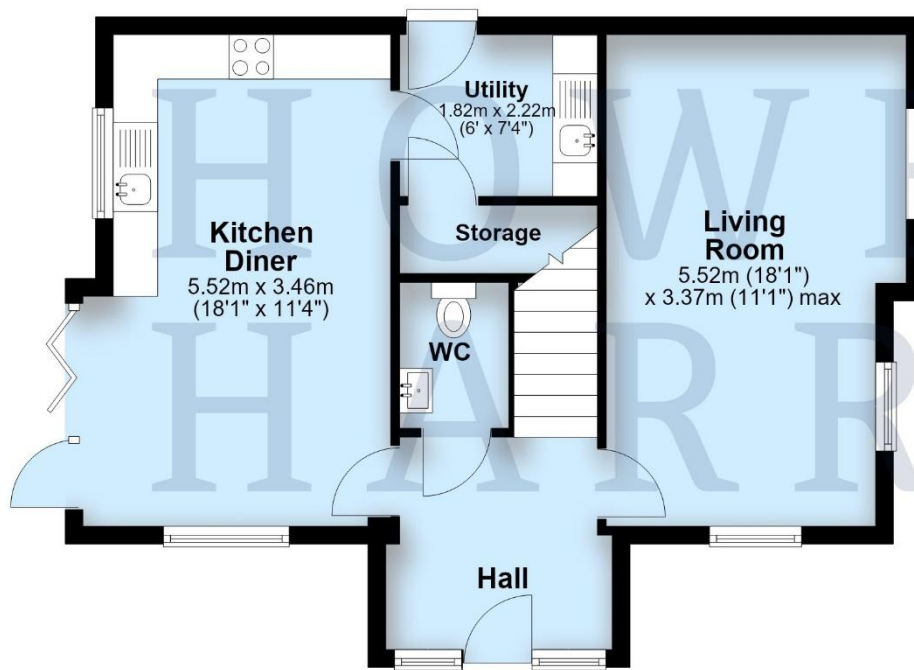
## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



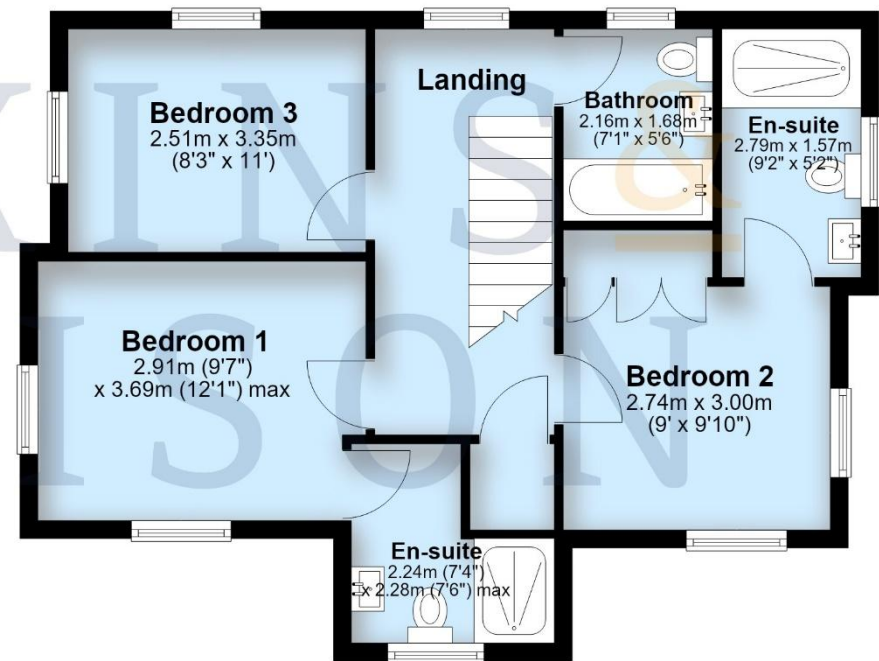
### Ground Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



### First Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



Total area: approx. 105.5 sq. metres (1135.7 sq. feet)

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not connected.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Howkins & Harrison

58 Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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