



R
&L

1 George Gadsby Mews

Hugglescote | LE67 2NH | Offers In The Region Of £340,000

ROYSTON
& LUND

- Offers in the Region of £340,000
- Modern Kitchen/Diner with Built in Appliances
- Master Bedroom with En Suite Shower Room
- Close to Numerous Amenities
- Council Tax E
- Three Bedroom Family Home
- Family Bathroom and Downstairs W.C.
- Single Garage and Parking for Multiple Vehicles
- EPC B
- Freehold





An exceptional three-bedroom detached family home, situated on a modern development in Hugglescote. Finished to a high standard throughout, the property offers generous living space and is ready for immediate occupation, making it ideal for contemporary family living.

The home opens into a welcoming entrance hallway, providing access to the living room on the left and the kitchen on the right, with a convenient downstairs WC located beneath the staircase leading to the first floor.

The living room is bright and airy, benefiting from multiple windows that allow plenty of natural light to fill the space, creating a comfortable and inviting setting for everyday living. To the right, the modern kitchen/diner offers ample storage and workspace, along with integrated appliances including an oven, hob, dishwasher and fridge. Patio doors open directly onto the garden, making this an excellent space for family dining and entertaining. The kitchen also leads to a separate utility room, complete with a built-in sink, storage cupboard, and additional access to the rear driveway.

Upstairs, the landing provides access to two well-proportioned bedrooms, a centrally located family bathroom, and the principal bedroom. The bathroom is finished with stylish modern tiling and features a bath with an overhead shower. The principal bedroom offers generous space for storage and benefits from a private en-suite shower room, providing added comfort and convenience.

Externally, the rear garden features a lawn and fenced boundaries, creating an ideal space for outdoor entertaining and family use. The property further benefits from a single garage and a driveway providing off-road parking for two additional vehicles.

For More Information: https://reports.sprift.com/property-report/?access_report_id=5112196

** Annual Service Charge Applies **



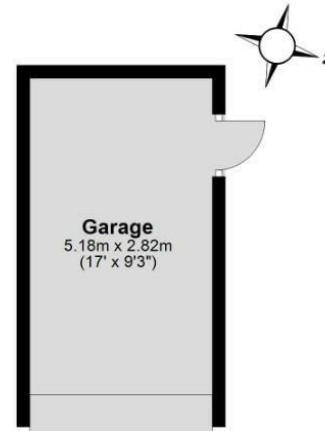
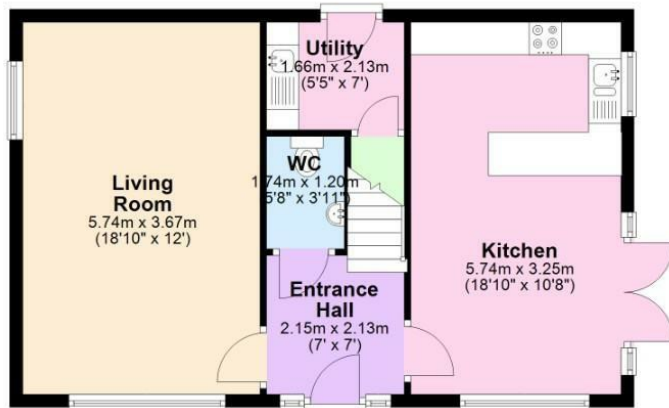


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 67.7 sq. metres (729.1 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



Total area: approx. 120.8 sq. metres (1300.8 sq. feet)

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND