



Brookes Crescent, Hugglescote

welcome to

Brookes Crescent, Hugglescote COALVILLE

A beautifully styled three-bedroom, three-storey semi-detached home offering a lounge, contemporary kitchen/diner, three well-appointed bedrooms including a top-floor suite with en-suite, private garden, and driveway parking — all set within a sought-after modern development.

Entrance

Welcoming entrance hall with access to the lounge and w.c.

Lounge

16' 5" x 12' 2" (5.00m x 3.71m)

A beautifully styled living space featuring wall panelling, spotlights, bay-style window, carpeted flooring, stairs rising to the first floor and access through to the kitchen diner.

Kitchen Diner

15' 6" x 10' 6" (4.72m x 3.20m)

A contemporary kitchen fitted with high-gloss cabinets, integrated oven and gas hob, mosaic splashbacks, worktop space, stainless steel sink with drainer. The dining area enjoys French doors opening directly onto the garden and a double-glazed window to the rear.

Ground Floor Wc

Conveniently located cloakroom with WC, washbasin, tiled splashback and heated towel rail.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring, doors to all first-floor rooms and stairs rising to the second floor.

Bedroom Two

13' 6" x 8' 8" (4.11m x 2.64m)

Bedroom two offers double glazed window to the rear, carpeted flooring and a radiator.

Bedroom Three

12' x 8' 8" (3.66m x 2.64m)

Bedroom three offers double glazed window to the front, carpeted flooring and a radiator.

Bathroom

The family bathroom offers a shower-over-bath with screen, handwash basin, WC, heated towel rail, and partially tiled walls.

Second Floor Stairs

The second-floor stairs rise up from the first floor and into Master bedroom.

Master Bedroom

21' 11" x 15' 6" (6.68m x 4.72m)

A stunning top-floor suite offering dormer windows, built-in wardrobes, carpeted flooring, radiator, access to the loft hatch and private access to the en-suite bathroom.

Ensuite

Modern shower room with tiled walls, shower cubicle, washbasin, WC, heated towel rail and partially tiled walls.

Outside

An enclosed garden with decorative patio area and lawn side gate accessing the front garden which offers a driveway for off-road parking.





view this property online williamhbrown.co.uk/Property/LBH115572



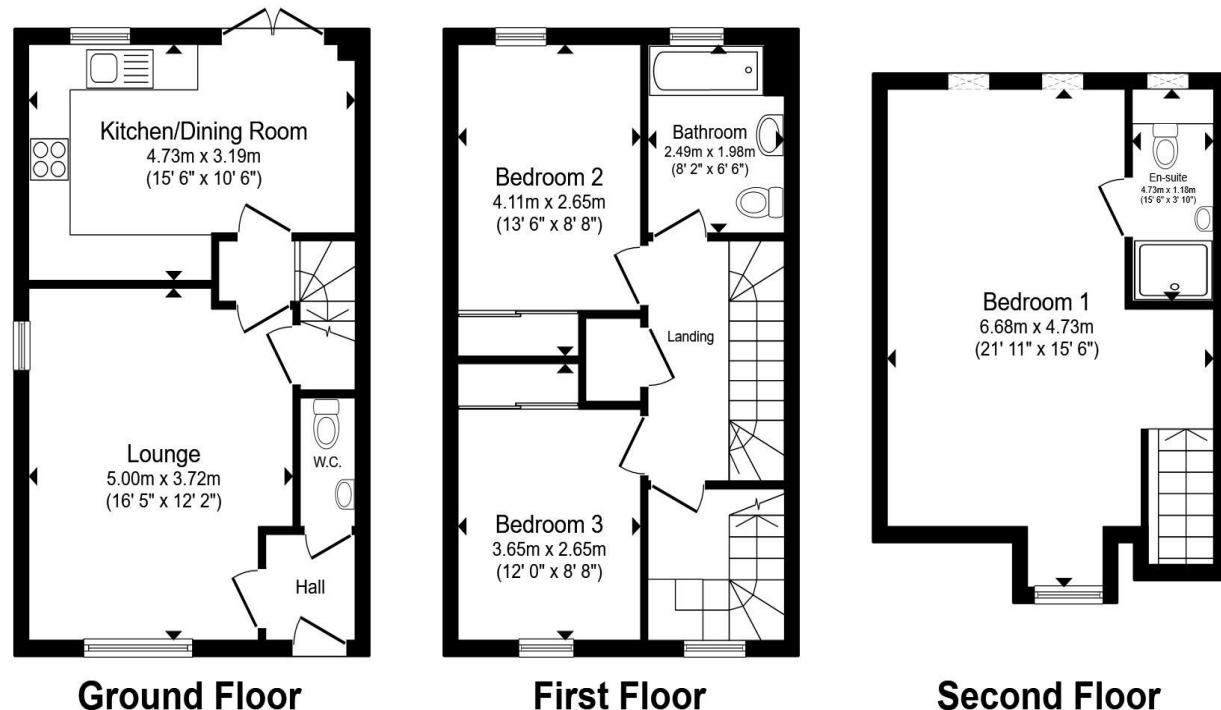
welcome to

Brookes Crescent, Hugglescote COALVILLE

- Beautifully presented three-bedroom semi-detached home
- Open-plan kitchen/dining room with French doors to garden
- Family lounge with high-quality décor
- Top-floor primary suite with dressing area and en-suite
- Two further first-floor bedrooms

Tenure: Freehold EPC Rating: B

Council Tax Band: D



Total floor area 103.0 m² (1,109 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/LBH115572



Property Ref:
LBH115572 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk