

Sinclair

A three-story red brick house with a steep grey tiled roof. The house features white window frames and a black front door with a small white porch. A black downspout runs vertically down the side of the house. The property is enclosed by a black metal fence and has a green lawn. A blue car is parked on the street to the left. The sky is blue with some clouds.

14 Boot Lane, Hugglescote

£525,000

14 Boot Lane

Hugglescote

OFFERED WITH NO UPWARD CHAIN, this SIX DOUBLE BEDROOM DETACHED FAMILY HOUSE comes to the market having enjoyed a loft conversion in 2025 and is still covered within NHBC warranty. In brief, the property comprises entrance hall, ground floor w.c, bay fronted lounge, expansive kitchen/diner and utility room with stairs rising to the first floor landing offering four double bedrooms, including four piece bathroom suite and en-suite shower room with a further set of stairs ascending to the second floor landing, which gives way to two further double bedrooms. Externally, the property benefits from a detached garage, off road parking, well maintained rear garden and low maintenance frontage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Offered With No Upward Chain
- Six Double Bedrooms
- Kitchen/Diner
- Loft Conversion
- Detached Garage
- Corner Plot



GROUND FLOOR

Entrance Hall

Entered through a composite front door and having cloaks storage cabinet, timber effect LVT flooring and stairs rising to the first floor.

Guest Cloakroom

Enjoying continued LVT flooring from the entrance hall and comprising low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap with part tiled walls and extractor fan.

Bay Fronted Lounge

20' 9" x 11' 3" (6.32m x 3.43m)

Having a uPVC double glazed bay window to front with further uPVC double glazed windows to front and side along with double doors from the entrance hall.

Kitchen/Diner

20' 9" x 15' 5" (6.32m x 4.70m)

Inclusive of an attractive range of wall and base units with quartz work surfaces, a breakfast bar peninsula with inset sink and drainer unit having instant hot water tap, a double electric oven and grill, four ring induction hob with extractor hood over, integrated dishwasher and further integrated fridge freezer. Other benefits include uPVC French doors accessing the rear garden flanked by uPVC double glazed windows to either side and having a further uPVC window to side elevation and having inset downlights.

Utility Room

4' 4" x 7' 1" (1.32m x 2.16m)

Having continued flooring from the kitchen/diner and having a worktop with space and plumbing for multiple appliances below a wall mounted gas fired central heating boiler, access to understairs storage, extractor fan and having an opaque uPVC door accessing the driveway.



Landing

Stairs rising to the first floor landing give way to four double bedrooms and the family bathroom and comprises stairs rising to the second floor landing, inset down lights and an airing cupboard housing the hot water cylinder.

Bedroom

11' 8" x 11' 6" (3.56m x 3.51m)

Having two double fitted wardrobes and uPVC double glazed window to side.

En-suite Shower Room

4' 6" x 7' 6" (1.37m x 2.29m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, double shower enclosure with thermostatic bar mixer tap, inset downlights, extractor fan, timber effect LVT flooring and having an opaque uPVC double glazed window to side.

Bedroom

8' 9" x 10' 5" (2.67m x 3.18m)

Having uPVC double glazed windows to front and side elevations.

Bedroom

8' 2" x 9' 11" (2.49m x 3.02m)

Having uPVC double glazed window to front.

Bedroom

11' 5" x 11' 5" (3.48m x 3.48m)

Having uPVC double glazed window to side.

Family Bathroom

5' 7" x 9' 7" (1.70m x 2.92m)

This four piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, shower enclosure, panelled bath with mixer shower tap, part tiled walls, inset downlights, timber effect LVT flooring, an extractor fan and having an opaque uPVC double glazed window to front.



SECOND FLOOR

Landing

Stairs rising to the second floor landing gives way to two double bedrooms and comprises inset downlights and a Velux double glazed skylight to rear.

Bedroom

14' 7" x 11' 6" (4.45m x 3.51m)

Enjoying a dressing area, inset downlights, wall lighting, a media wall and Velux double glazed skylight to rear.

Bedroom

15' 0" x 11' 3" (4.57m x 3.43m)

Having a dressing area, inset downlights and a Velux double glazed skylight to rear.

Rear Garden

Enjoying a sunny aspect and comprising a paved patio area facilitated by a water point and entered through a side gate while surrounded by part brick wall and part timber closed board fence panelling and having areas of well maintained lawn, stone shingling and flower beds.

Front Garden

Enjoying a front lawn surrounded by private hedging and entered by a rough iron gate, which in turn leads to the front door through a paved walkway with block edging.

Driveway

Offering off road parking for multiple vehicles via a tarmacadamed driveway leading to the detached garage.

Garage

20' 6" x 10' 6" (6.25m x 3.20m)

Entered through a up and over front door and having both light and power.

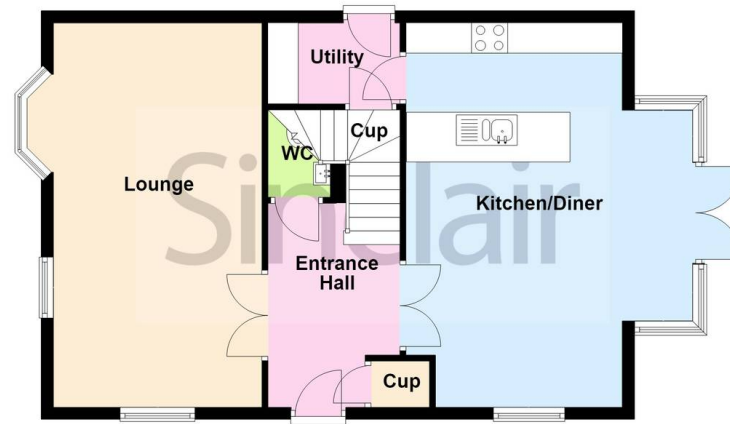




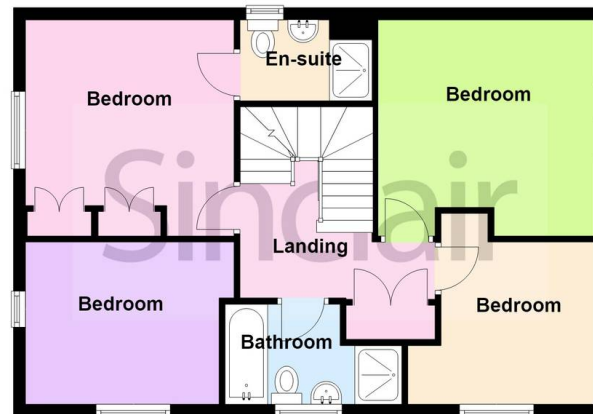




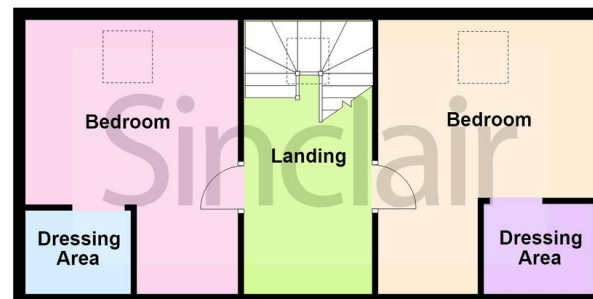
Ground Floor

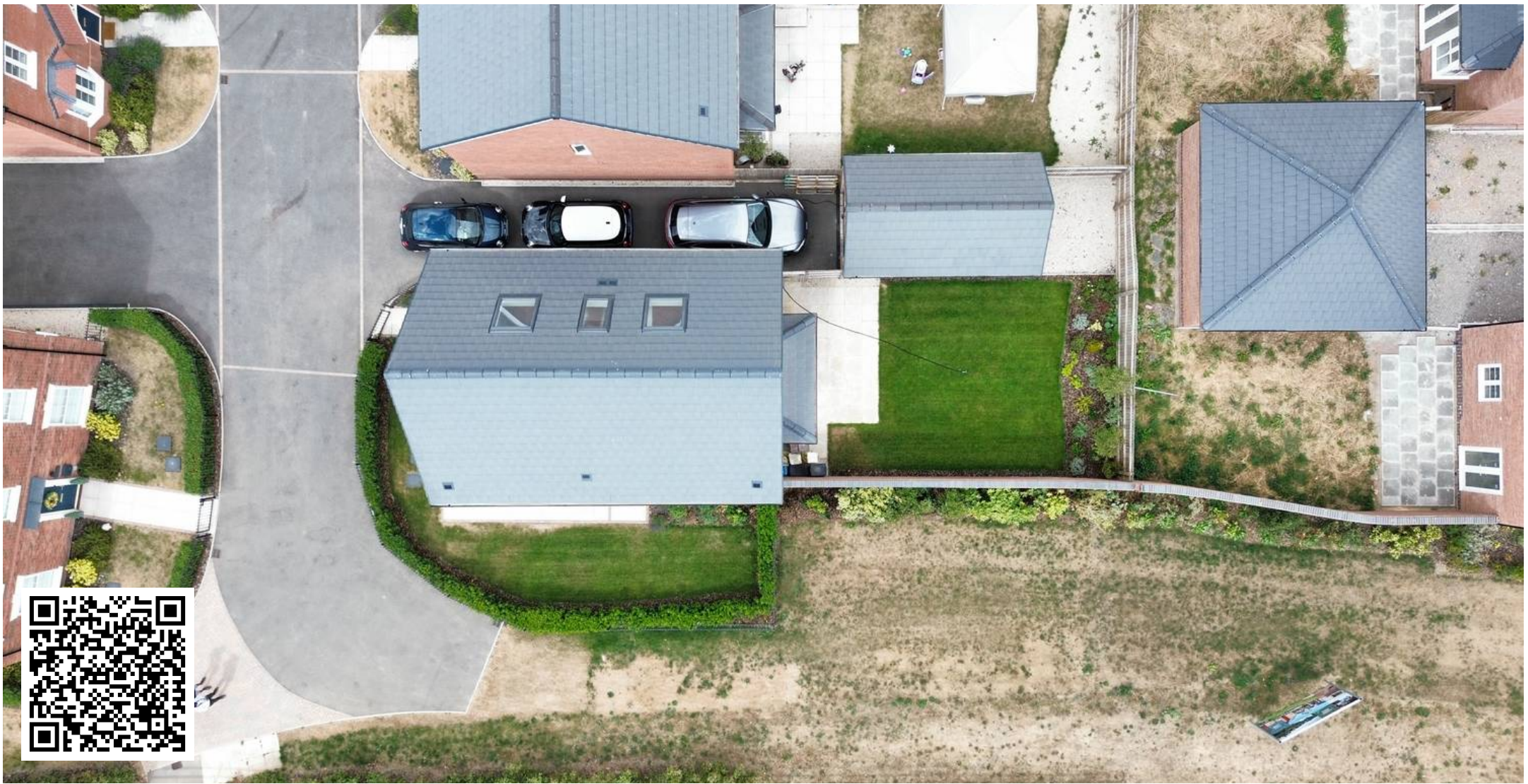


First Floor



Second Floor





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