



# Davies Close Hugglescote

- Modern three bedroom semi-detached family home
- Attractive development with unique plot
- Dual-aspect family living room
- Stylish open-plan kitchen/diner
- Spacious primary bedroom with en suite
- Two further versatile family bedrooms
- Private rear garden with patio and artificial lawn
- Excellent local amenities and commuter links nearby
- EPC Rating B / Council Tax Band C / Freehold

Located on a quiet close in Hugglescote, this well-maintained three bedroom home offers comfortable and practical living in a convenient village setting. The property provides approximately 806 square feet of accommodation arranged across two floors, with a layout that makes good use of the available space.

The ground floor is centred around a spacious dual-aspect living room, complemented by a dual-aspect kitchen that allows an abundance of natural light.

Upstairs, there are three well-proportioned bedrooms, the primary bedroom with an en suite and a family bathroom.

Davies Close enjoys a peaceful position while remaining close to local amenities, schools, green spaces and transport links. Offering a comfortable home in a well-established location.





### General Description:

Welcome to Davies Close, a superb modern semi-detached home built by the highly regarded Barratt Homes and set within an attractive, established development.

Occupying a unique plot, this beautifully presented property combines sleek modern living with a charming tree and hedge lined frontage, pleasant front gardens, and generous off-road parking.

### Accommodation:

Upon entering, you are greeted by a bright and inviting entrance hall, complete with convenient storage, a guest cloakroom, and stairs rising to the first floor. To the right a delightful dual-aspect family living room offers excellent natural light and generous proportions for a variety of furnishings. To the left, a stylish dual-aspect, open-plan kitchen/diner, fitted with modern appliances, coordinated units and work surfaces, and elegant French doors leading out to the attractive rear garden.

The first floor hosts three well-proportioned bedrooms. The spacious primary bedroom enjoys a tastefully appointed en suite bathroom, while the two additional bedrooms provide comfortable versatility for family use, guests, or home working. A matching family bathroom with a contemporary three-piece suite completes the accommodation.

### Gardens and land:

Outside, the private rear garden offers a peaceful retreat, featuring a slab-paved patio ideal for outdoor dining and relaxation, an low maintenance artificial lawn, and secure brick-built boundaries for enhanced privacy and safety.

### Location:

The home is perfectly positioned within Hugglescote, benefiting from excellent commuter links, reputable schooling, local shops, and well-maintained community spaces, all within easy reach.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion. Service charge of £300pa applies.

### Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band C.

### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

### Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.





**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

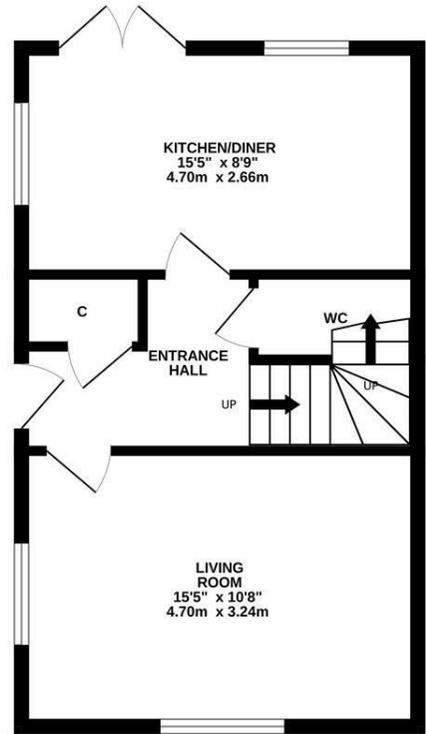
**Money Laundering:**

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

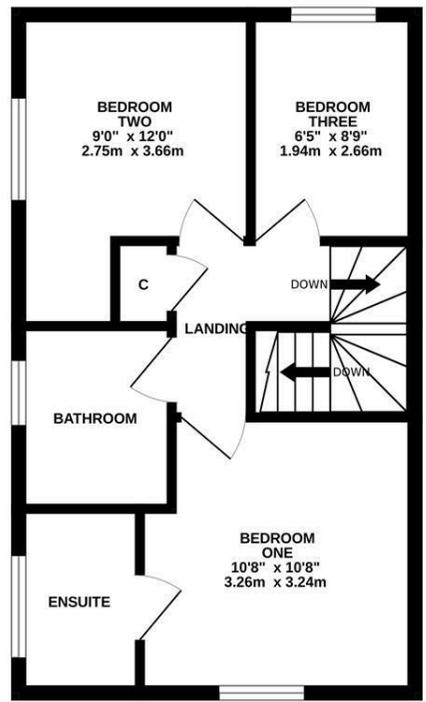
**General Note:**

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



