

Sinclair



12 Blackham Road, Hugglescote

In Excess of £375,000

12 Blackham Road

Hugglescote, Coalville

This FOUR BEDROOM DETACHED FAMILY HOME comes to the market boasting a 19'4 kitchen/diner and two en-suites facilitating two of the four good sized bedrooms. In brief this executive family home comprises entrance hall, guest cloakroom, 19'9 lounge, sizeable kitchen/diner, snug/dining room and utility room to the ground floor. Stairs rising to the first floor gives way to four good sized bedrooms including two en-suite shower rooms and the family bathroom. Externally the property enjoys a landscaped rear garden, front garden, driveway and a detached garage.

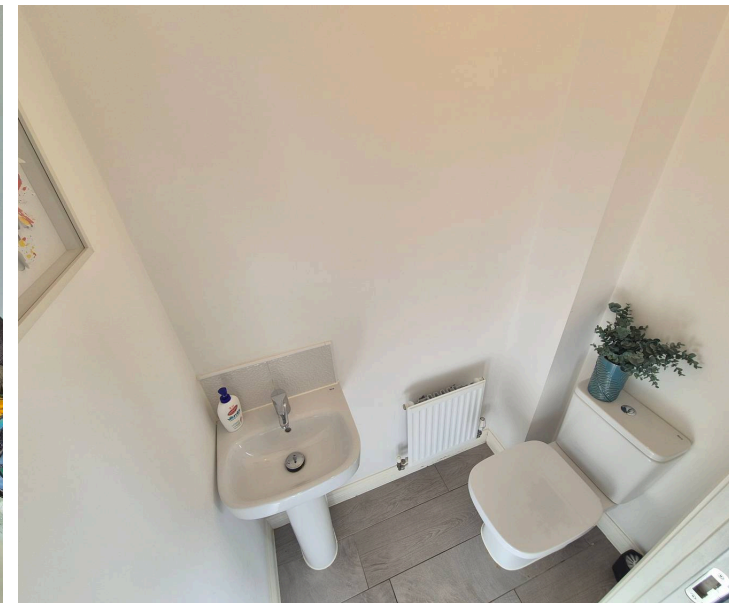
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four Bedroom Detached
- 19'4 Kitchen Diner
- 19'9 Lounge
- Two En-suites
- Landscaped Gardens
- Detached Garage



GROUND FLOOR

Entrance Hall

Entered via a composite front door with inset opaque double glazed panel and comprising; stairs rising to the first floor with ceramic tiled flooring, access to under stairs storage and having radiator.

Guest Cloakroom

Comprising; a low level push button WC, pedestal wash hand basin with mixer taps and tiled splashbacks and having a radiator.

Lounge

19' 9" x 11' 2" (6.02m x 3.40m)

Benefiting from a dual aspect with uPVC double glazed windows to both front and side with a set of uPVC framed French doors granting access to the private rear garden and having two radiators.

Snug/Dining Room

10' 1" x 10' 2" (3.07m x 3.10m)

Having a uPVC double glazed window to front and radiator.

Kitchen/Diner

19' 4" x 12' 8" (5.89m x 3.86m)

Inclusive of an attractive range of white gloss wall and base units; a one and a half bowl sink and drainer unit with a swan neck mixer tap, a four ring gas hob with splash screen and extractor hood over, an electric oven/grill and featuring an integrated fridge/freezer. Other benefits include a floating island with a solid quartz worksurface, porcelain flooring, a uPVC double glazed window to side, inset downlights and uPVC French doors accessing the landscaped rear garden.



Utility Room

5' 2" x 6' 7" (1.57m x 2.01m)

Enjoying continued porcelain flooring from the kitchen/diner and comprising a worksurface with fitted sink and drainer and integrated washer/dryer whilst providing a composite door accessing the landscaped rear garden, a concealed gas fired central heating boiler, an extractor fan and having inset downlights.

FIRST FLOOR

Landing

Stairs rising to the first floor landing grant access to four double bedrooms and the family bathroom and comprise; an airing cupboard housing the hot water cylinder, loft access and a radiator.

Bedroom One

11' 5" x 11' 6" (3.48m x 3.50m)

Having a uPVC double glazed window to side with radiator and an expansive dressing area.

En-Suite Shower Room

This three piece white suite comprises; a low level push button WC, pedestal wash hand basin with monobloc mixer taps, tiled splashbacks and an opaque uPVC double glazed window to side with radiator. Also benefiting from a double walk-in shower enclosure with thermostatic bar mixer taps, extractor fan and ceramic tiled flooring.

Bedroom Two

11' 10" x 11' 4" (3.61m x 3.45m)

Having a uPVC double glazed window to rear and radiator.

En-Suite Shower Room

This three piece white suite comprises; a pedestal wash hand basin with monobloc mixer taps and tiled splashbacks, a low level push button WC with a double walk-in shower enclosure having thermostatic mixer taps and chrome heated towel rail. Also enjoying ceramic tiled flooring, opaque uPVC double glazed window to rear and an extractor fan.



Bedroom Three

9' 9" x 9' 1" (2.97m x 2.77m)

Having a uPVC double glazed window to front and radiator.

Bedroom Four

9' 11" x 7' 7" (3.02m x 2.31m)

Having a uPVC double glazed window to front with a radiator.

Family Bathroom

6' 6" x 8' 9" (1.98m x 2.67m)

This three piece white suite comprises; a low level push button WC with a panel bath having a splash screen and thermostatic bar mixer shower over, pedestal wash hand basin with monobloc mixer taps, opaque uPVC double glazed window to front, radiator, extractor fan and having ceramic tiled flooring.

Rear Garden

Being landscaped and having a paved patio area that overlooks and tiered garden with tastefully appointed gabion edging, timber sleepers, shrubs, a range of further pebbled edging, pergola and surrounded by a range of timber fence close board surround with side gated access.

Front Garden

Having well maintained lawn with barked flower bed to the front and further stone shingles edging with a paved pathway to the front door beneath a canopy porch with wall lighting.

Driveway

2 Parking Spaces

Having a tarmacadam driveway providing off road parking and access to the garage.

Garage

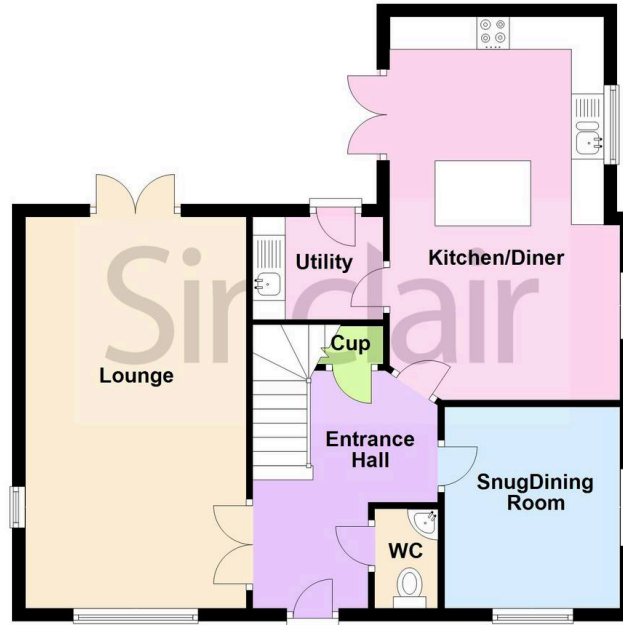
Single Garage

(10'6" x 20'1"). Entered via an up-and-over front door having both light and power.

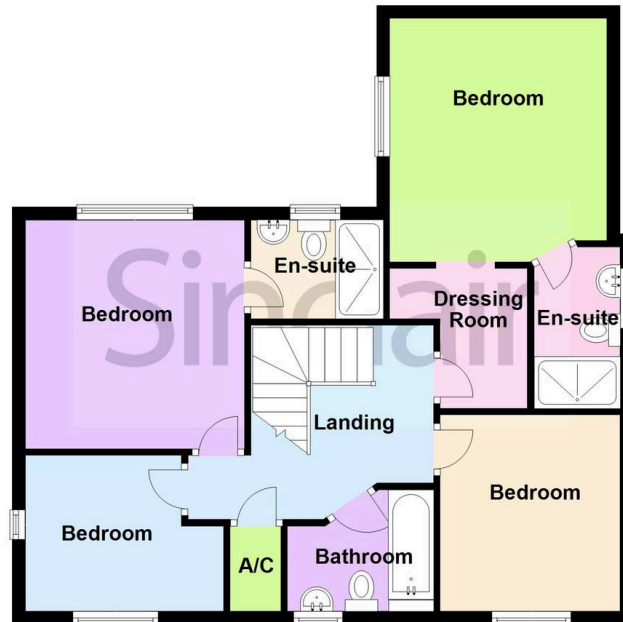




Ground Floor



First Floor





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