

# Sinclair



4 Choyce Close, Hugglescote

£215,000

# 4 Choyce Close

## Hugglescote

This MODERN TWO BEDROOM SEMI DETACHED home situated in a quiet cul-de-sac within easy access of nearby amenities and major road links offers the ideal first time buyer home. The accommodation includes; entrance hall, guest cloakroom, lounge with French doors overlooking the rear garden and fitted dining kitchen. The first floor offers two excellent double bedrooms and the bathroom fitted with a white four piece suite. Externally there is a rear garden with car parking to the front for multiple vehicles.

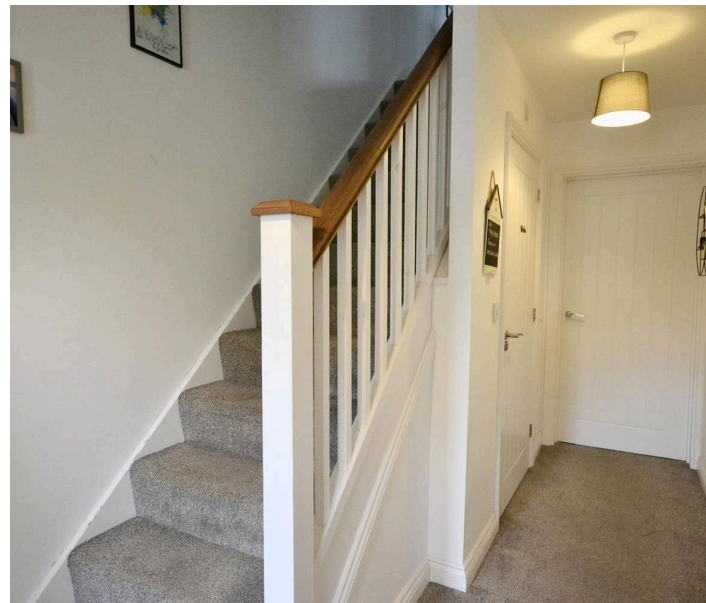
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two Double Bedrooms
- Semi Detached Home
- Four Piece Suite Bathroom
- Off Road Parking
- Rear Garden
- Ideal First Time Purchase



## GROUND FLOOR

### Entrance Hall

Entered through a composite front door, stairs rising to the first floor and access to guest cloakroom.

### Guest Cloakroom

Comprising corner wash hand basin, low level wc and timber effect vinyl flooring.

### Lounge

11' 6" x 14' 9" (3.51m x 4.50m)

Enjoying uPVC double glazed French window to garden, pendant light and radiator.

### Dining Kitchen

17' 1" x 7' 8" (5.21m x 2.34m)

Fitted with a range of wall and base and units, inset sink unit, built in oven/grill, four ring gas hob and stainless steel extractor hood. Space and plumbing for washing machine with timber effect vinyl flooring, radiator and a uPVC double glazed window to the front elevation.

## FIRST FLOOR

Stairs rising to the first floor and loft access.

### Bedroom One

10' 3" x 14' 9" (3.12m x 4.50m)

Having two uPVC double glazed window to front and radiator.

### Bedroom Two

9' 6" x 14' 9" (2.90m x 4.50m)

Having two uPVC double glazed window to rear and radiator.

### Family Bathroom

This white four piece suite having chrome finished fittings comprising panelled bath, corner shower cabinet, pedestal wash hand basin, low level wc and uPVC double glazed window to side.



### REAR GARDEN

Having a small paved patio whilst being mostly laid to lawn within an enclosed fenced boundary with side gate access, garden shed and outside tap.

### FRONT GARDEN

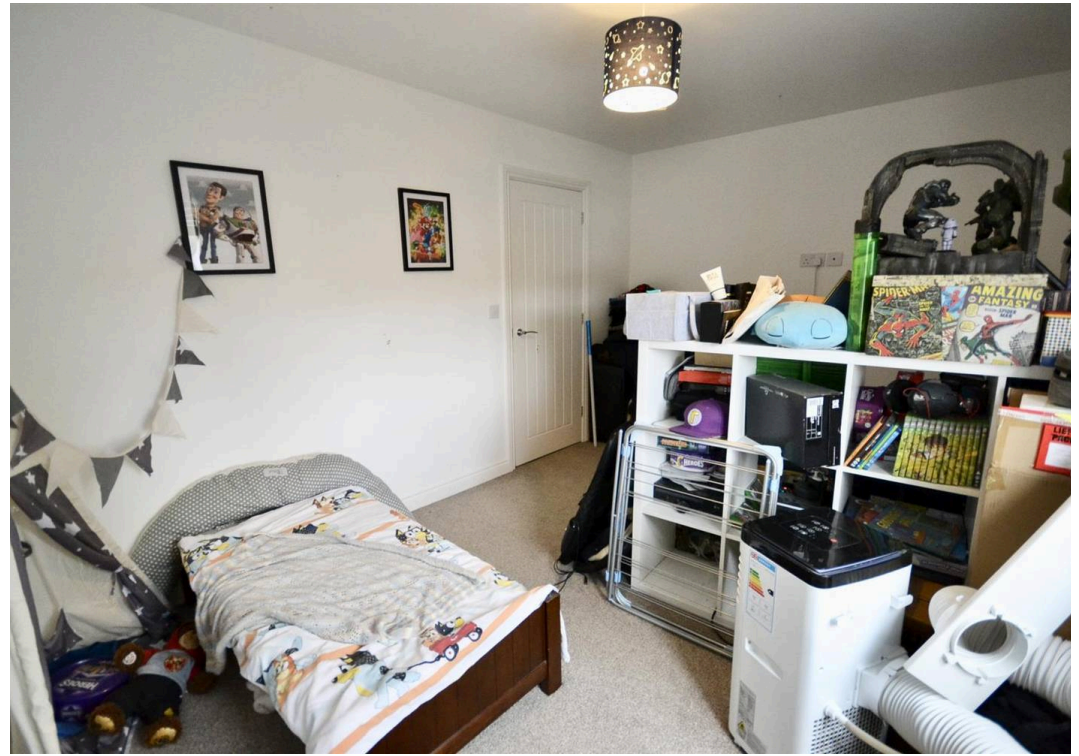
Planted shrubs paved pathways and outside security light.

### DRIVEWAY

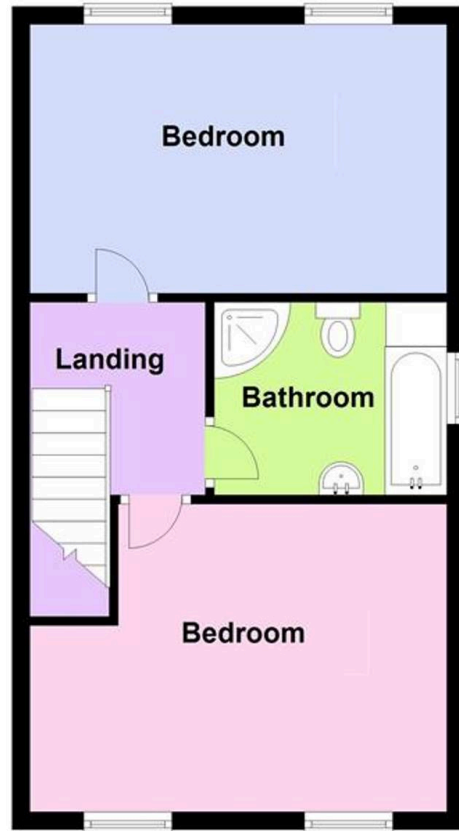
2 Parking Spaces

The property comes with side by side allocated parking for multiple vehicles situated outside the property.

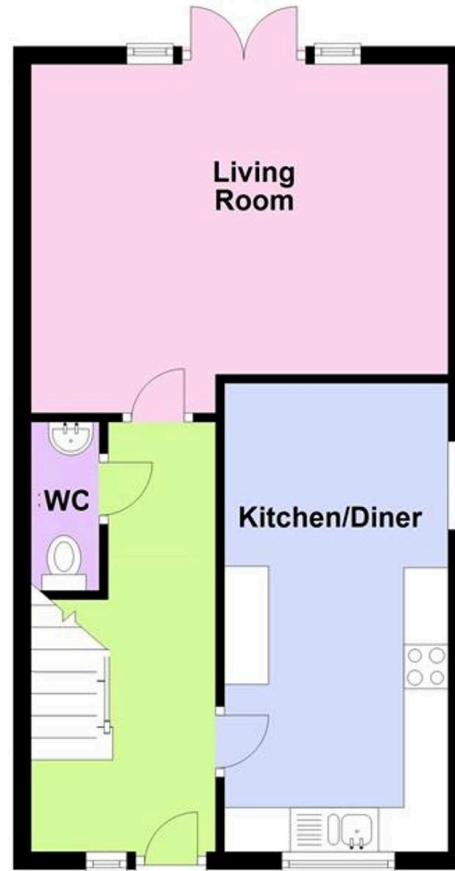




**First Floor**



**Ground Floor**





## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

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