Sinclair
Wharmby Street, Hugglescote
£313,500

Wharmby Street

Hugglescote

This NEARLY NEW BELLWAY THREE BEDROOM DETACHED FAMILY HOME comes to the market with 7 years of NHBC remaining and the option of all furniture to be included and occupying a favourable position within the popular commuter village of Hugglescote. In brief, this property comprises an entrance hall, kitchen, guest cloakroom/w.c, lounge/diner and stairs rising to the first floor landing gives way to three good size bedrooms, the family bathroom and en-suite shower room. Externally, the property benefits from a double driveway offering off road parking for multiple vehicles, an integrated garage and private garden to rear occupying a larger than average plot. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Nearly New
- Three Bedrooms
- Detached House
- En-suite & Family Bathroom
- Furniture Optionally Included
- Larger Than Average Plot

GROUND FLOOR

Entrance Hall
Entered through a composite front door with inset opaque double glazed panel and having tiled effect LVT flooring.

Kitchen
11' 5" x 11' 2" (3.48m x 3.40m)
Inclusive of a modern range of wall and base units, a one and a half bowl sink and drainer unit, four ring gas hob with splash screen and extractor hood over, an electric oven and grill with further integrated fridge/freezer, dishwasher and washing machine, whilst also featuring a uPVC double glaze window to front, inset downlights and having continued LVT flooring from the entrance hall.

Inner Hallway
Having continued flooring from the kitchen and providing access to both the lounge/diner, w.c and first floor via a set of stairs.

W.C
Comprising of a low level push button w.c, pedestal wash hand basin, part tiled walls, LVT flooring and having an extractor fan.

Lounge/Diner
10' 6" x 20' 0" (3.20m x 6.10m)
Having continued tiled effect LVT flooring from the inner hallway and enjoying uPVC double glazed window to rear and further uPVC double glazed French doors flanked by uPVC double glazed windows accessing the private rear garden.

FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to three good sized bedrooms, the family bathroom and en-suite whilst providing a loft hatch and airing cupboard housing the gas fired central heating boiler.

Bedroom One
11' 7" x 12' 6" (3.53m x 3.81m)
Having a uPVC double glazed window to front and a range of fitted wardrobes.

En-suite Shower Room
4' 4" x 6' 9" (1.32m x 2.06m)
This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, a shower enclosure with thermostatic mixer tap, vinyl flooring, parts tiled walls, chrome heated towel rail, inset downlights, extractor fan and having an opaque uPVC double glazed window to rear.

Bedroom Two
13' 4" x 9' 2" (4.06m x 2.79m)
Having uPVC double glazed window to front.

Bedroom Three
11' 6" x 7' 0" (3.51m x 2.13m)
Having uPVC double glazed window to front.

Family Bathroom
7' 0" x 7' 0" (2.13m x 2.13m)
This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, a panelled bath with splash screen and electric shower over, a shaver point, extractor fan, heated towel rail, ceramic tiled flooring and inset downlights.

REAR GARDEN

Having a paved patio area complemented by a larger than average rear lawn and facilitated by a side gate and water point, whilst including a timber framed garden shed and surrounded by timber close board fence panelling.

Driveway

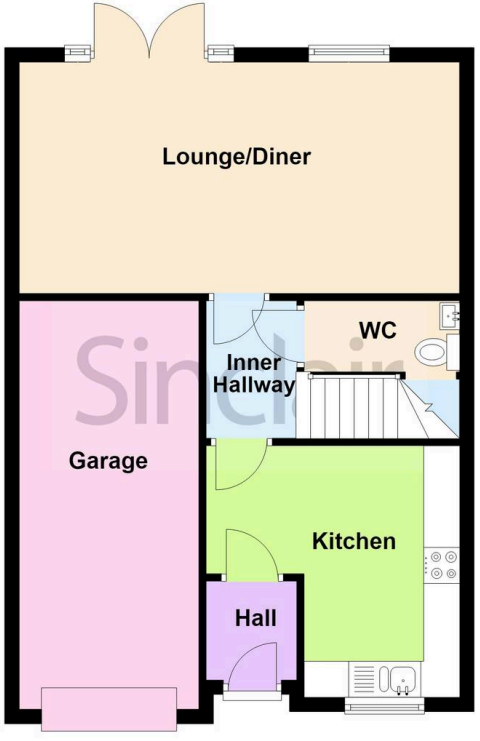
A double tarmacadam driveway offers off road parking for multiple vehicles edged with stone shingling and giving way to both the garage and the front door via a paved walkway and having adjacent wall mounted lantern style lighting.

Garage

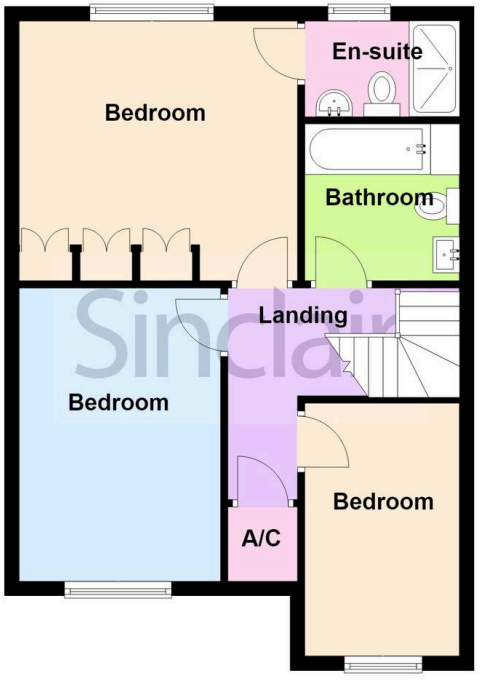
18' 7" x 8' 2" (5.66m x 2.49m)

Entered via an up and over door to front and having both light and power.

Ground Floor



First Floor



Sinclair Estate Agents

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

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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