

Sinclair



53 Blackham Road, Hugglescote

£280,000

53 Blackham Road

Hugglescote

This THREE BEDROOM SEMI-DETACHED family home set over THREE STOREYS enjoys an elevated position with STUNNING VIEWS over the neighbouring landscape. The property features a LANDSCAPED REAR GARDEN and a GARAGE with a driveway offering off-road parking. Internally the property enjoys a fitted kitchen, lounge and ground floor W.C off the entrance hall with stairs rising to the first floor landing giving way to two bedrooms and the family bathroom. Stairs rising to the second floor offer a super main bedroom which benefits from newly fitted wardrobes and an ensuite. THIS IS A MUST SEE HOME!

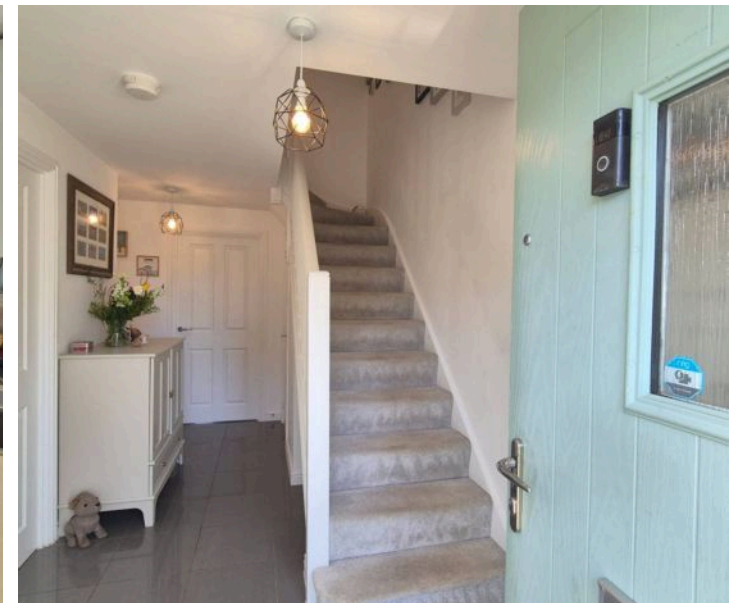
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Elevated Position With Views
- NHBC Certificate Remaining
- Three Double Bedrooms
- Modern Fitted Dining Kitchen
- Second Floor Bedroom Suite
- Double Width Drive & Garage



GROUND FLOOR

Entrance Hall

Having a double glazed composite front access door with porcelain tiled flooring, radiator and staircase rising to the first floor with access to under stair storage.

Cloakroom/WC

Has been fitted with a WC and wash hand basin with porcelain tiled flooring continued from the entrance hall, tiled splashback, extractor fan and radiator.

Kitchen/Diner

11' 0" x 9' 7" (3.35m x 2.92m)

Offering a range of modern wall and base grey gloss and white oak effect complimentary worktop with an integrated double oven and grill, four ring gas hob and extractor hood with stainless steel splashback, integrated fridge/freezer with integrated dishwasher, double glazed window to front elevation with fitted Venetian blind, porcelain tiled flooring continued from the entrance hall, radiator, stainless steel one-and-a-half bowl sink and drainer with mixer tap along with ceiling spotlights.

Lounge

12' 10" x 15' 6" (3.91m x 4.72m)

Having double glazed French doors and side glazed windows giving views and access to the rear garden along with TV point and radiator.

FIRST FLOOR

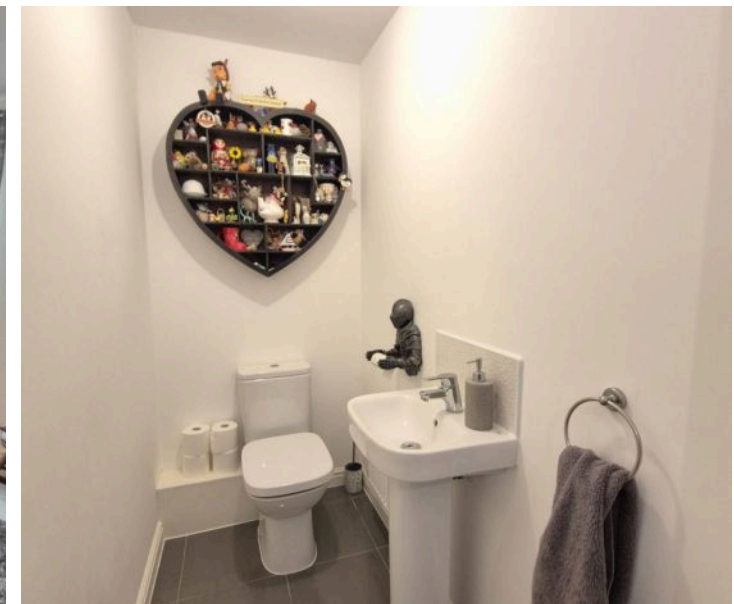
Landing

Having radiator and all first floor rooms leading off.

Bedroom Two

11' 0" x 15' 7" (3.35m x 4.75m)

Having multiple double glazed windows and enjoys views over the neighbouring landscape along with a radiator.



Bedroom Three

9' 5" x 8' 3" (2.87m x 2.52m)

Having double glazed window with fitted Venetian blind and radiator.

Family Bathroom

Has been fitted with a contemporary three piece white suite comprising; panelled bath with mains shower over bath and splash screen, low level WC and wash hand basin with tiled flooring, tiled bath surround and part tiled walls, radiator and extractor fan.

Inner Landing

Has a double glazed window, radiator and stairwell access to the top floor.

SECOND FLOOR

Bedroom One

18' 8" x 15' 7" (5.69m x 4.75m)

Having dual aspect double glazed windows incorporating a Velux skylight, wall mounted lights, TV point, radiator, built-in eaves storage and a range of fitted wardrobes and over head storage.

En-Suite Shower Room

Has been fitted with a contemporary three piece white suite comprising; double shower unit with wall mounted electric shower and glass door, WC and wash hand basin, part tiled walls and shower surround, tiled flooring, radiator, double glazed Velux skylight and extractor fan.



REAR GARDEN

The rear garden is a particular feature due to its position with views over neighbouring landscaped offering a combination of paved patios and pathways whilst being mostly laid to lawn with further side lawn and paving to a side gated access within an enclosed fenced boundary and garden tap.

FRONT GARDEN

The front garden is laid to lawn with paved pathways and planted borders.

Driveway

The tarmacadam and block paved double width driveway provides off road parking for multiple vehicles leading to a single garage.

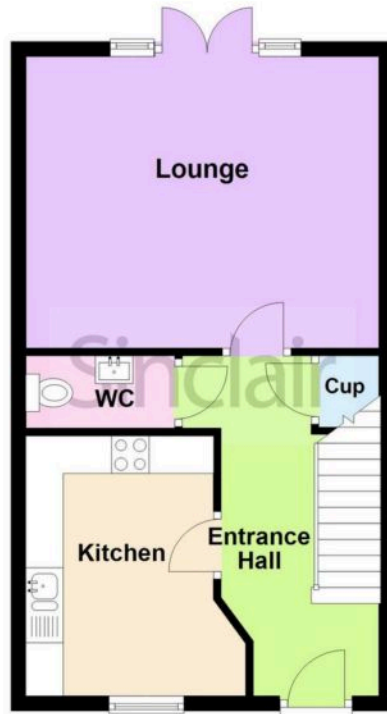
Garage

(19'6" x 10'4"). With up-and-over front access door, light and power supply and a rear courtesy door.

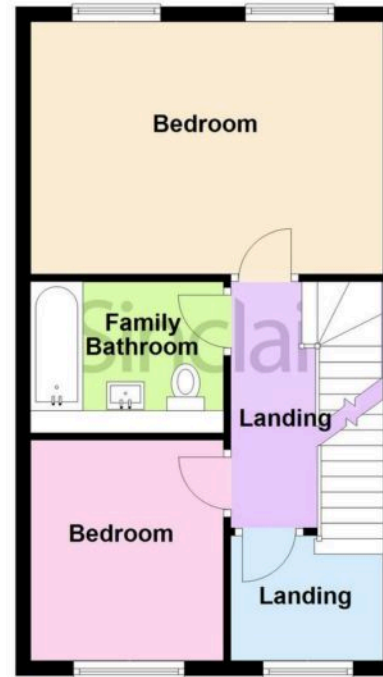




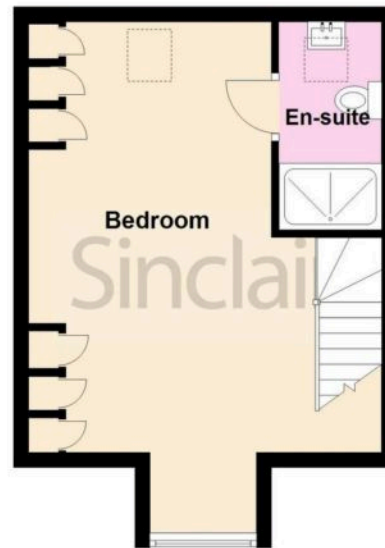
Ground Floor



First Floor



Second Floor





Sinclair Estate Agents

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

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.