

23 Catlow Street

Hugglescote | LE67 2JF | Asking Price £400,000

ROYSTON & LUND

- Asking Price: £400,000
- Four Bedroom Detached Family Home
- Principle Bedroom with En-Suite & Dressing Area
- Open-Plan Kitchen/Dining Room
- Family Bathroom with Separate Bath & Shower
- Ground Floor WC & Utility
- Off-Road Parking with Electric Charger
- Single Garage with Separate Storage Area
- Council Tax Band: E // EPC: B
- Freehold

















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Situated in the popular village of Hugglescote, this beautifully presented four-bedroom detached family home offers generous and versatile accommodation, an impressive open-plan kitchen and dining room, a detached garage and ample off-road parking with an electric vehicle charging point.

A welcoming entrance hall provides access to the principal ground-floor rooms. The cosy living room is warm and inviting, with a large front-facing window allowing plenty of natural light to fill the space. A separate reception room offers excellent flexibility and would make an ideal home office, playroom or snug, while a convenient WC completes the front of the property.

The true heart of the home is the spacious open-plan kitchen and dining room. Fitted with an extensive range of units, plentiful worktop space and a large breakfast bar, it provides an excellent setting for everyday family life and entertaining. Numerous windows and double doors flood the room with light while creating a natural connection to the rear garden. A separate utility room provides further storage, workspace and practicality.

The first floor comprises four well-proportioned bedrooms. The generous principal bedroom benefits from a dedicated dressing area with extensive fitted wardrobes and a private en-suite shower room. The three remaining bedrooms are served by a spacious four-piece family bathroom featuring both a separate bath and shower.

Outside, the enclosed rear garden is predominantly laid to lawn and includes a paved patio area ideal for outdoor seating and dining. To the front, the driveway provides off-road parking for several vehicles, an electric car charging point and access to the detached single garage, with an adjoining shed offering further useful storage.

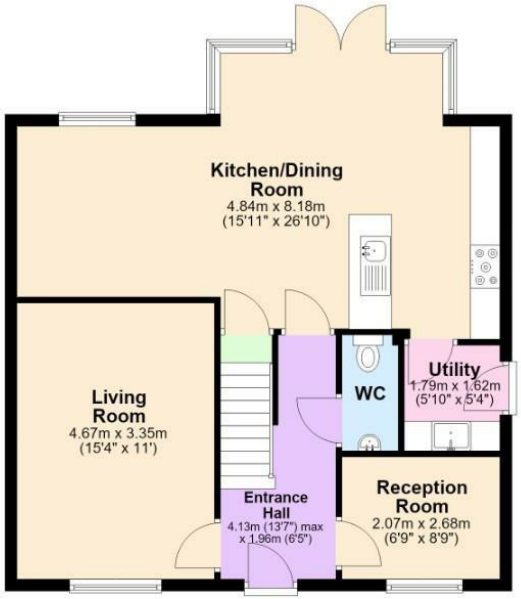
**Property is subject to an annual estate charge - Approx. £186.00.

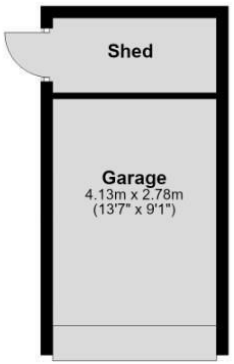
For more information: https://reports.sprift.com/property-report/?access_report_id=5715842

Freehold

Ground Floor

Approx. 82.6 sq. metres (889.4 sq. feet)





First Floor

Approx. 63.8 sq. metres (686.7 sq. feet)



Total area: approx. 146.4 sq. metres (1576.2 sq. feet)

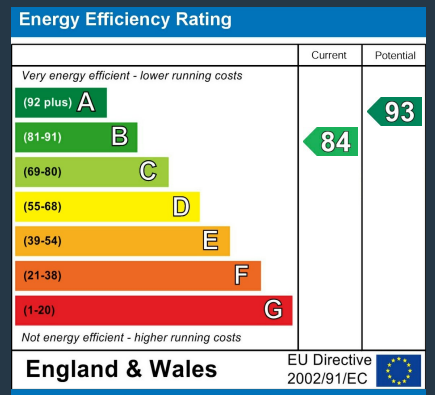
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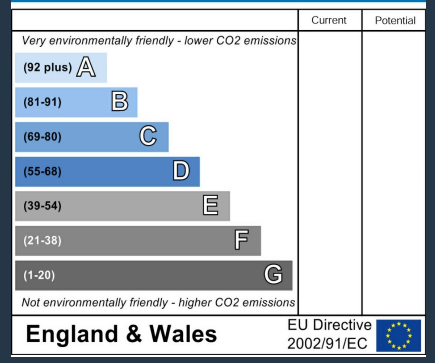
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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