

Sinclair



18 Percival Way, Hugglescote

£400,000

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Hugglescote, Coalville

WOW FACTOR GUARNANTEED. This fantastically presented FOUR DOUBLE BEDROOM DETACHED FAMILY HOME occupying a favourable location within the popular commuter village of Hugglescote comes to the market benefiting from a welcoming entrance hall, which provides access to the lounge, study, ground floor w.c and 28'2" living kitchen/diner, which in turn provides access to the utility room respectively. Stairs rising to the first floor landing offers a family bathroom and four double bedrooms, including the en-suite shower room. Externally, the property boasts a detached garage, landscaped rear garden and ample frontage able to accommodate off road parking for multiple vehicles. VIEWINGS COME HIGHLY ADVISED.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Fantastically Presented
- Four Double Bedrooms
- 28'2" Living Kitchen/Diner
- Ensuite & Bathroom
- Detached Garage
- Landscaped Garden



GROUND FLOOR

Entrance Hall

Entered via a composite front door with inset opaque double glazed panel and comprising timber effect LVT flooring, stairs rising to the first floor, a storage cupboard and part dado wall panelling.

Study

7' 3" x 9' 3" (2.21m x 2.82m)

Enjoying dado wall panelling, continued LVT flooring from the entrance hall and having a uPVC double glazed window to front.

Lounge

16' 3" x 11' 9" (4.95m x 3.58m)

Having uPVC double glazed bay window to front with part wall panelling.

Ground Floor WC

Enjoying continued LVT flooring from the entrance hall and comprising a low level push button w c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks and an extractor fan.

Living Kitchen/Diner

12' 5" x 28' 2" (3.78m x 8.59m)

Inclusive of an attractive range of wall and base units with quartz work surfaces, one and a half bowl sink and drainer unit with swan neck mixed tap, a five ring gas hob, with splash screen and extractor hood over, a double electric oven and grill with integrated dishwasher and fridge/freezer. Other benefits include timber effect LVT flooring, inset downlights, multiple uPVC double glazed windows looking into the garden with the addition of uPVC framed French doors flanked by uPVC double glazed windows to either side.



Utility Room

5' 6" x 5' 5" (1.68m x 1.65m)

Enjoying continued flooring from the living kitchen/diner. The utility room comprises a range of base and wall units, work surface, space and plumbing for appliances, a concealed gas fired central heating boiler, extractor fan and composite side external door with inset opaque double glazed panel.

Landing

Stairs rise to the first floor landing give way to four double bedrooms, en-suite, family bathroom and comprises loft hatch, dado wall panelling and airing cupboard.

Bedroom One

10' 8" x 11' 7" (3.25m x 3.53m)

Enjoying a dual aspect with uPVC double glazed windows to front and side and having a range of fitted wardrobes.

Ensuite

7' 1" x 5' 8" (2.16m x 1.73m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, double walk-in shower enclosure with thermostatic mixer tap, shaver point, extractor fan, heated towel rail, part tiled walls and timber effect vinyl flooring with an opaque uPVC double glazed window to front.

Bedroom Two

12' 6" x 12' 2" (3.81m x 3.71m)

Having uPVC double glazed window to front.

Bedroom Three

10' 9" x 10' 1" (3.28m x 3.07m)

Having uPVC double glazed window to rear.



FRONT GARDEN

A sunny aspect to the front of the property is finished in stone shingling and is bisected by a paved walk way accessing the front door beneath the canopy porch.

REAR GARDEN

A paved patio area facilitated by a side gate and water point gives way to a raised lawn edged with timber sleepers and hosts a range of flower beds and shrubs leading to a timber frame pergola seating area to the rear of the garden which is partly enclosed by timber close board defence panelling.

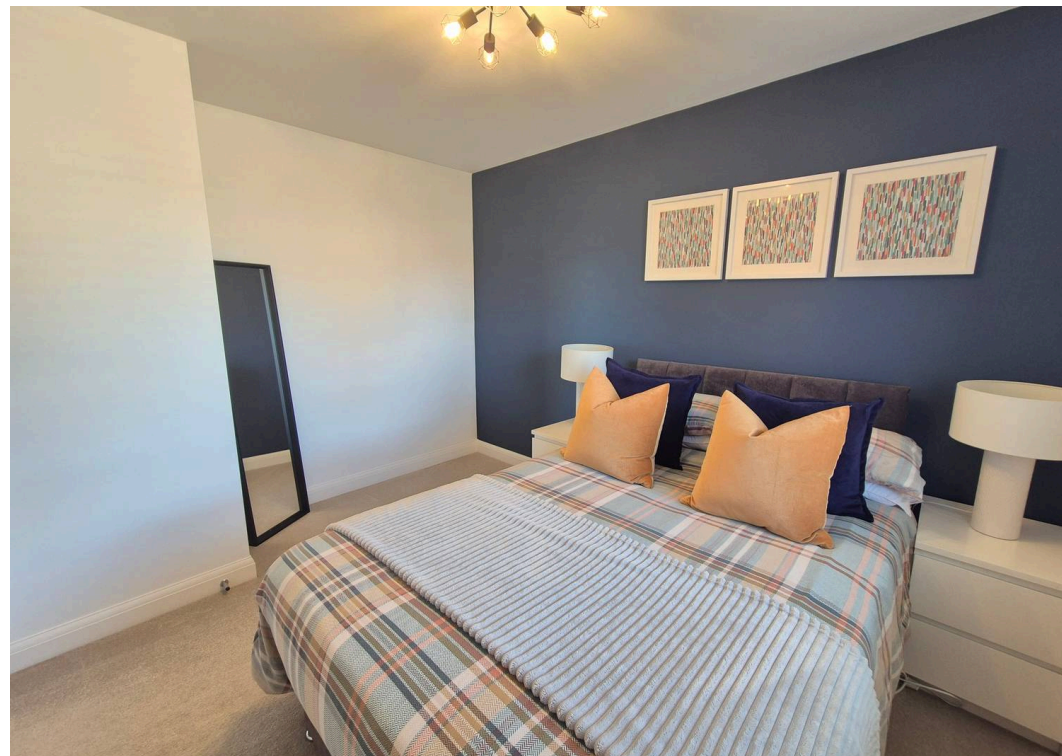
Driveway

Enjoying a tandem tarmacadam driveway offering off road parking for multiple vehicles.

Garage

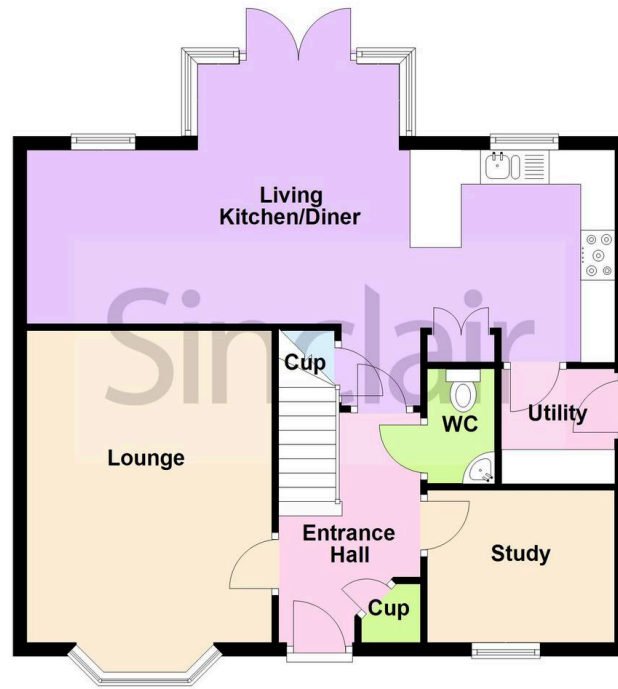
Having up-and-over entrance door with light and power.



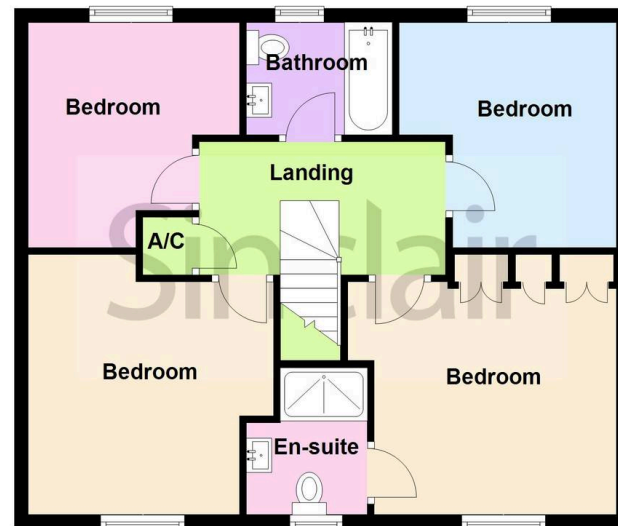




Ground Floor



First Floor





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