

Sinclair



26 Mill Pond, Hugglescote

£235,000

26 Mill Pond

Hugglescote

OFFERED WITH NO UPWARD CHAIN. This well presented semi detached home provides spacious and versatile accommodation, ideal for families or first time buyers. The property features three bedrooms, a bright and airy conservatory for additional living space, and a generous lounge. The kitchen is thoughtfully laid out and connects seamlessly to the dining area. Additional benefits include a garage, perfect for storage or secure parking, and off road parking for multiple vehicles. The property is tastefully decorated throughout and ready for immediate occupation.

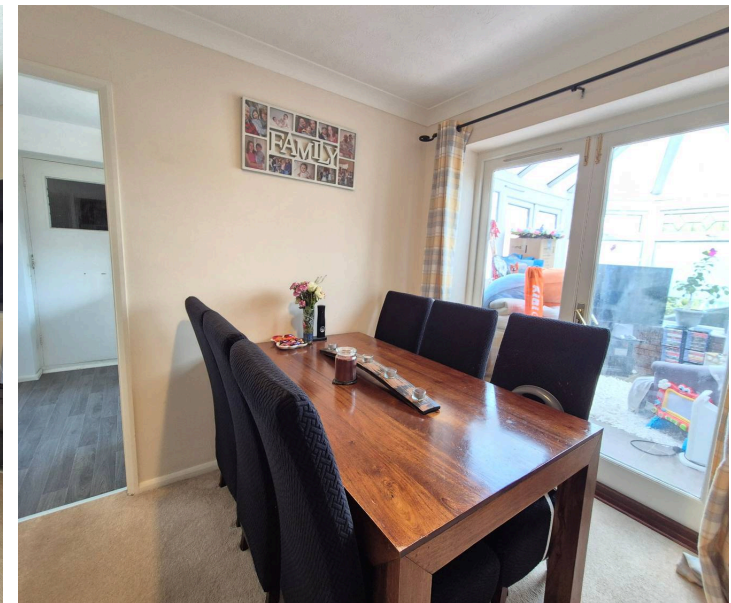
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Upward Chain
- Semi Detached Home
- Three Bedrooms
- Conservatory
- Bathroom & Ground Floor W.C.
- Garage & Driveway



GROUND FLOOR

Entrance Hall

Entering via an opaque uPVC door to front and having stairs rising to the first floor.

Lounge

13' 7" x 12' 5" (4.14m x 3.78m)

Having uPVC double glazed window to front, dado rail, coving and an Adam style fireplace with gas inset living flame.

Dining Room

9' 4" x 8' 0" (2.84m x 2.44m)

Having timber framed double glazed french doors allowing access to the conservatory, coving and giving way to the kitchen respectively.

Conservatory

10' 1" x 7' 7" (3.07m x 2.31m)

Bringing a uPVC double glazed construction on top a dwarf brick wall, ceramic flooring and uPVC double glazed French doors accessing the rear garden.

Kitchen

9' 5" x 8' 11" (2.87m x 2.72m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a sink and drainer unit, electric hob, filtration hood over, tiling to splash prone areas, space and plumbing for appliances, vinyl flooring, timber framed door to the garage as well as access to understairs storage and having uPVC double glazed window to rear.

W.C

Accessed from the garage and comprising low level push button w.c, wash hand basin, tiled walls, chrome heated towel rail and uPVC double glazed window to side.



FIRST FLOOR

Landing

Stairs to the first floor landing offering three bedrooms, the family bathroom, a loft hatch, opaque uPVC double glazed window to side, access to over stairs storage and having an airing cupboard housing the hot water cylinder.

Double Bedroom One

10' 8" x 9' 2" (3.25m x 2.79m)

Having uPVC double glazed window to rear, dado rail and fitted double sliding wardrobe.

Bedroom Two

10' 3" x 7' 8" (3.12m x 2.34m)

Having uPVC double glazed window to front.

Bedroom Three

6' 6" x 7' 5" (1.98m x 2.26m)

Having uPVC double glazed window to front.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)

This three piece suite comprises a low level w.c, vanity wash hand basin with monobloc mixer tap, part tiled walls, P-shaped bath with splash screen and electric shower over. Having chrome heated towel rail, extractor fan and an opaque uPVC double glazed window to rear.



FRONT GARDEN

Paved walkway accessing the front door beneath a canopy porch and complemented by a well maintained lawn.

REAR GARDEN

Enjoying a sunny aspect, the rear garden has a paved patio giving way to a lawn bisected by a paved walkway accessing the rear of the garden featuring a variety of trees and shrubs, a water point and enclosed by timber close-board fencing.

Garage

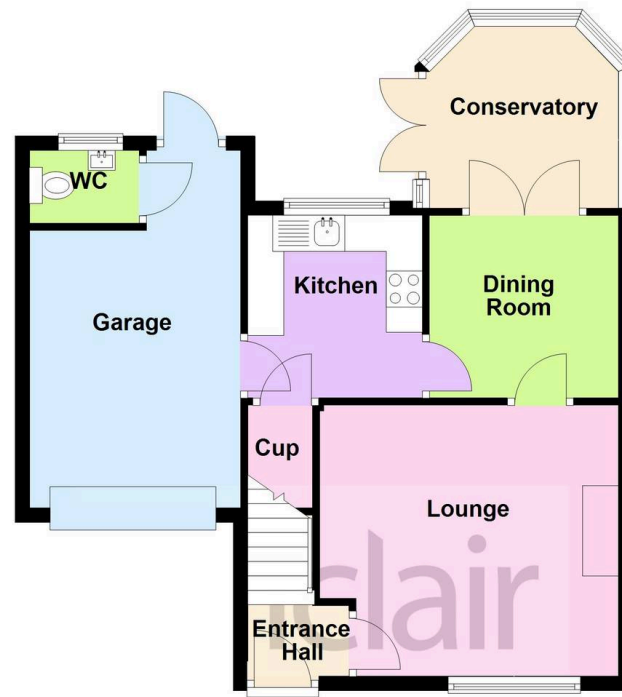
Accessed via an up-and-over door to the front with a personnel door to the rear, personnel door to side leading into the kitchen, the gas central heating boiler and benefiting from both light and power.

Driveway

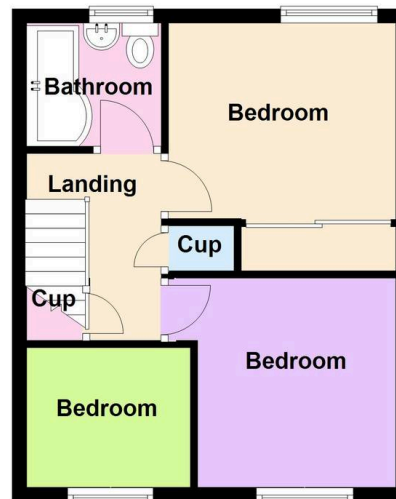
Having a tarmacadam driveway offering off road parking for multiple cars leading to a garage.



Ground Floor



First Floor





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