

Sinclair



10 Woolley Avenue, Hugglescote

£425,000

10 Woolley Avenue

Hugglescote

This NEARLY NEW FOUR BEDROOM DETACHED DAVID WILSON FAMILY HOME comes to the market enjoying more than seven years of NHBC warranty remaining and in brief comprises a entrance hall, study, lounge, ground floor w.c, open plan living kitchen/diner and utility room with stairs rising to the first floor landing giving way to four good sized bedrooms, including the en-suite shower room and four piece family bathroom. Externally, the property enjoys a detached garage, ample off road parking to front and a private garden to rear. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four Bedrooms
- 7 years of NHBC remaining
- Two Reception Rooms
- En-suite Shower Room
- Living Kitchen/Diner
- Detached Garage



GROUND FLOOR

Entrance Hall

Entered by a composite front door with inset opaque double glazed panel and comprising stairs rising to the first floor with access to under stair storage and having timber effect laminate flooring.

Study

8' 6" x 6' 8" (2.59m x 2.03m)

Having uPVC double glazed window to front and timber effect laminate flooring.

Lounge

17' 2" x 11' 0" (5.23m x 3.35m)

Having a dual aspect with uPVC double glazed windows to front and side.

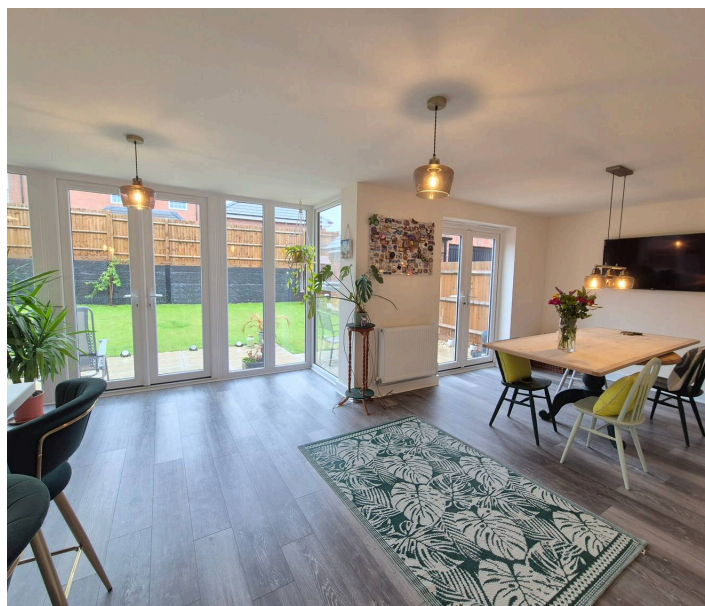
Guest Cloakroom

Comprising a low level push button w.c, wall mounted wash hand basin with tiled splashbacks and mono bloc mixer tap, extractor fan and enjoying continued flooring from the entrance hall.

Living Kitchen/Diner

14' 8" x 26' 9" (4.47m x 8.15m)

Inclusive of a modern range of wall and base units with rolled edge work surfaces, a breakfast bar peninsula, with one and a half bowl sink and drainer unit, integrated dishwasher, four ring induction hob with splash screen and extractor hood over, a double fitted electric oven and grill with further integrated fridge and freezer. The living kitchen dining space also enjoys continued flooring from the entrance hall and features two sets of uPVC double glazed French doors to rear and granting access to the utility room.



Utility Room

5' 3" x 5' 7" (1.60m x 1.70m)

Having a rolled edge work surface, space and plumbing for appliances, wall mounted gas fired central heating boiler, timber effect laminate flooring, extractor fan and opaque uPVC double glazed door accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor gallery landing grant access to four good size bedrooms including the family bathroom and comprise a loft hatch, an airing cupboard housing the hot water cylinder, uPVC double glazed window to front and open balustrades.

Bedroom One

11' 0" x 10' 6" (3.35m x 3.20m)

Having uPVC double glazed window to front and fitted wardrobes.

En-suite Shower Room

7' 6" x 4' 8" (2.29m x 1.42m)

This three piece suite comprises a low level push button w.c, pedestal wash and basin with mono bloc mixer tap, double shower enclosure with thermostatic mixer tap, shaver point, inset downlights, tiled splashbacks, ceramic tiled flooring, extractor fan and having an opaque uPVC double glazed window to side.

Bedroom Two

12' 9" x 8' 6" (3.89m x 2.59m)

Having a uPVC double glazed window to rear.

Bedroom Three

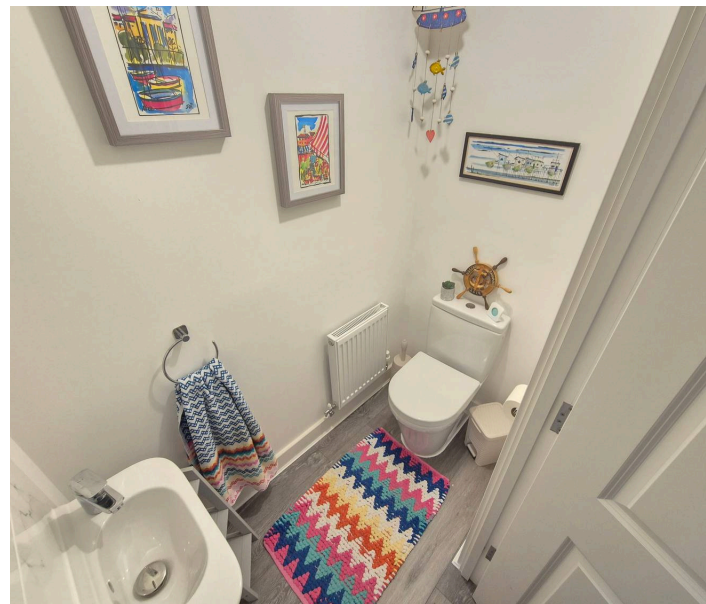
11' 2" x 8' 7" (3.40m x 2.62m)

Having a uPVC double glazed window to front.

Bedroom Four

9' 0" x 11' 8" (2.74m x 3.56m)

Having a uPVC double glazed window to rear.



Family Bathroom

6' 7" x 8' 8" (2.01m x 2.64m)

This four piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, panelled bath with handheld washer and further shower enclosure enjoying a thermostatic bar mixer tap whilst also benefiting from ceramic tiled flooring, extractor fan, inset downlights and an opaque uPVC double glazed window to rear.

Rear Garden

Having a paved patio with stone shingled border, side gated access, water point, lawn, further stone shingles seating area and close board fencing.

Front Garden

Enjoys a lawn bisected by a paved walkway accessing the front door beneath the canopy porch and surrounded by private hedging.

Driveway

Having a tandem tarmacadam driveway offering off road parking for multiple vehicles sitting adjacent to the front garden.

Garage

Measuring approximately 17'9" x 8'11"

The garage is accessible via an up-and-over door to front and comprises both light and power with partial loft boarding.







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/#/

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.