

31 Lovett Close, Hugglescote, LE67 2NB

£350,000

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Brief Description

£350,000



Presented to an exceptional standard and offering a home that is, in many respects, better than new, this beautifully presented detached property, built in 2025 and has since been enhanced by the current owner with an upgraded kitchen, landscaped rear garden, fitted blinds and tasteful cosmetic improvements. Situated on a pleasant side road within this highly regarded Cadeby Homes development, the property enjoys attractive views and access to beautiful nearby countryside walks.

A welcoming entrance hall provides useful storage and a WC, with Amtico flooring and underfloor heating throughout the ground floor. The spacious living room offers an ideal place to relax, with fitted blinds to the front window.

The impressive open-plan living kitchen diner forms the heart of the home, featuring upgraded charcoal grey shaker-style cabinetry, white marble-effect quartz worktops, inset sink, integrated fridge freezer and Bosch double oven, grill, hob and extractor. The room enjoys excellent natural light from the rear window, French doors and side glazing, with the French doors opening onto the landscaped rear garden and providing an excellent space for dining and entertaining.

Upstairs are three well-proportioned bedrooms. The master bedroom benefits from a walk-in dressing room with mirrored sliding doors, hanging and overhead storage, together with a contemporary three-piece en suite featuring a double walk-in shower. The modern family bathroom serves the remaining bedrooms and includes a shower over bath.

Outside, the landscaped rear garden is predominantly lawned and enclosed, with gated side access and a private patio. The attractive front garden is complemented by driveway parking for multiple vehicles and an impressive 19ft+ garage providing excellent storage options.

An outstanding family home combining new-build reassurance with thoughtful upgrades, innovative ground source heating system, excellent presentation, EV charging and modern energy-efficiency .





ON THE GROUND FLOOR

Entrance Hall	
Cloakroom WC	
Living Room	11'1" x 17'11" (3.38m x 5.46m)
Kitchen Diner	19'11" x 10'6" (6.07m x 3.20m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	10'7" x 11'1" (3.23m x 3.38m)
Dressing Room	9'1" x 4'7" (2.77m x 1.40m)
En-Suite	
Bedroom 2	9'11" x 11'3" (3.02m x 3.43m)
Bedroom 3	9'8" x 7'5" (2.95m x 2.26m)
Family Bathroom	



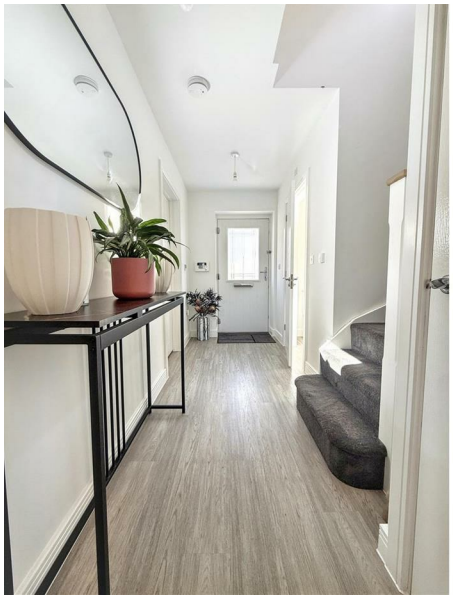
ON THE OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Single Garage	10'6" x 19'5" (3.20m x 5.92m)



Key Features

- Better Than New Build Detached Home
- Stunning Open Plan Kitchen Diner
- Landscaped Rear Garden Plot
- Substantial Driveway & Oversized Garage
- Ground & First Floor Storage Options
- Master Dressing Room & En-Suite
- Upgraded Kitchen With Quartz Worktop
- Pleasant Side Road Position & Views
- 9 Years Builders Guarantee Remaining
- Virtual Property Tour Available




















ROCK &
ROLL


BAD
DECISION


LED ZEPPELIN

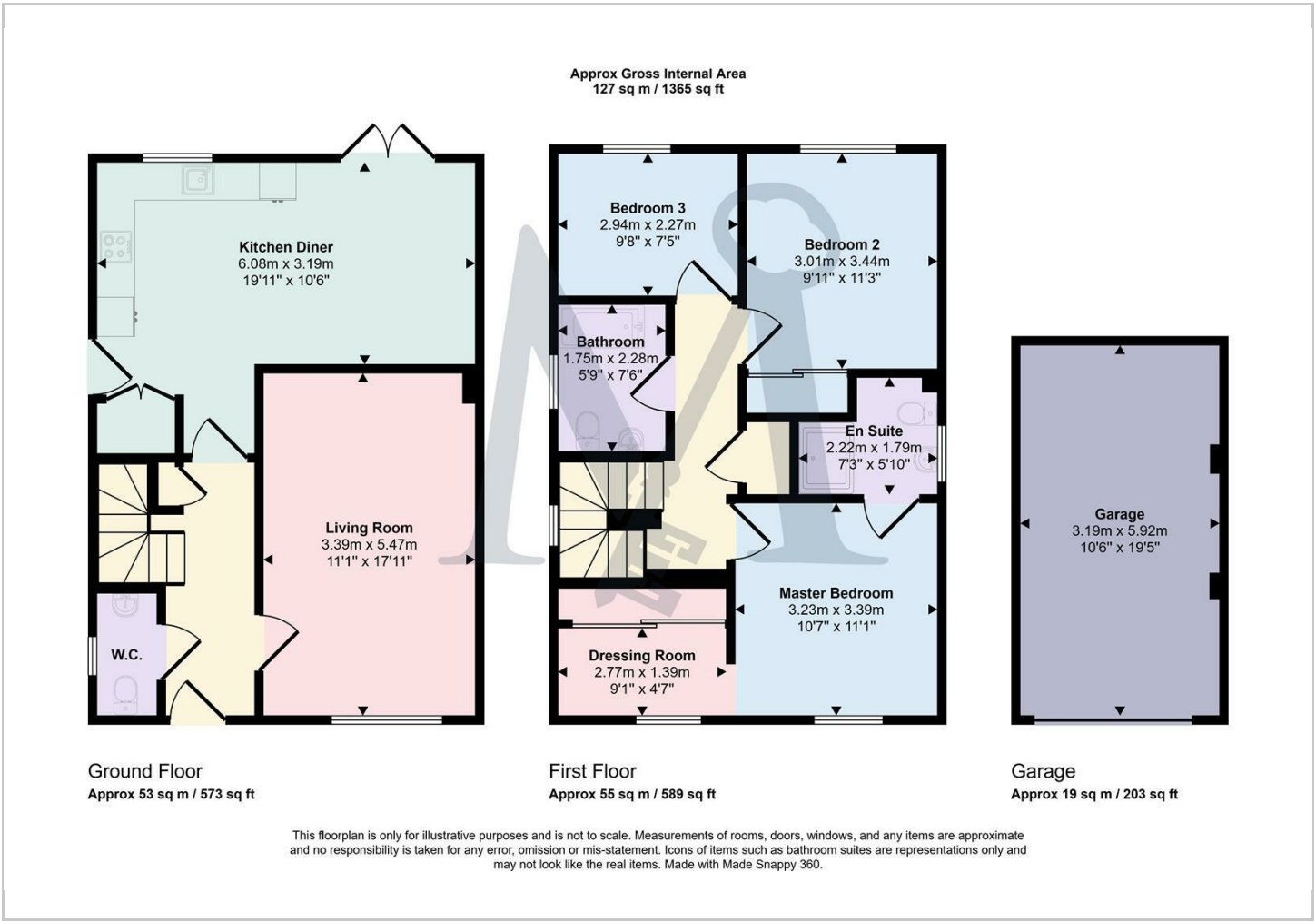




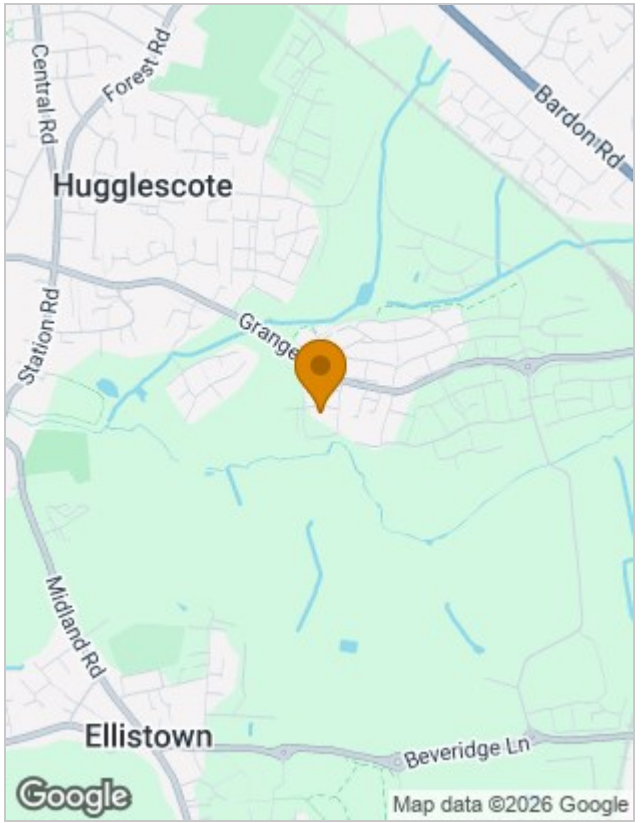




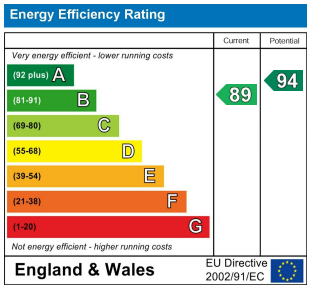
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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