



58, Crescent Road, Hugglescote, Coalville, LE67 2BB

HOWKINS &
HARRISON

58, Crescent Road,
Hugglescote,
Coalville, LE67 2BB

Offers Over: £265,000

A traditional three-bedroom detached home offering 947 sqft of accommodation, occupying a particularly generous plot with a long rear garden and driveway parking to the side.

The property featuring a spacious open-plan living room/dining room with bay window to the front and double doors opening onto the rear garden, alongside a separate kitchen and ground floor cloakroom WC.

To the first floor there are three bedrooms and a family bathroom, while externally the property benefits from a driveway running alongside the house and a notably long rear garden offering great potential for landscaping.

Features

- Traditional detached home
- Spacious open plan living/dining room
- Separate kitchen with door to outside
- Three first floor bedrooms & modern bathroom
- Generous length rear garden with outbuilding
- Easy access to local road and commuter links





Location

Hugglescote is a thriving village located approximately 1 mile South of Coalville with an abundance of heritage and its own primary school and doctors surgery. Conveniently located close to the A511, the principal trunk road connecting the A42 dual carriageway at Ashby de la Zouch with the M1 motorway corridor at junction 22. Providing great links to Leicester and North to Loughborough, Nottingham and Derby. Coalville town offers a good range of local amenities and facilities including high street shops, public houses, takeaway restaurants and the nearby leisure centre, together with excellent opportunities for walkers and country lovers with Grace Dieu and Cademan Woods close by. Hugglescote is also well served for primary and secondary schooling, rated 'Good' in all areas, all are within a few minutes walking distance of the property.



Accommodation Details – Ground Floor

Entering the property through the front door you step into the hall, a welcoming space with a window to the side elevation allowing natural light in and the staircase rising to the first floor. The cloakroom WC is positioned off the hall, providing a useful facility for guests. A door to the right from the hall opens into the impressive 23ft living room/dining room, a generous open-plan reception space extending the full depth of the property. To the front elevation there is a bay window creating an attractive seating area and drawing plenty of natural light into the room, while the living area also features a fireplace acting as a focal point. Moving

through to the rear of the room, the dining area offers ample space for a family dining table and chairs and benefits from double doors opening directly onto the rear garden, providing an excellent connection to the outside space. Set at the rear of the hall is the kitchen, fitted with a range of modern units and work surfaces. A window overlooks the rear garden, while a door to the side provides external access,

First Floor

To the first floor, the landing gives access to all three bedrooms and the family bathroom. The principal bedroom is positioned to the rear of the property, enjoying views over the garden. The second bedroom is situated to the front elevation and provides another comfortable bedroom. The third bedroom, also located to the rear, would lend itself equally well as a single bedroom, nursery or home office. Finally, a family bathroom is fitted with a bath incorporating a shower over, alongside a wash basin and WC.

Outside

Outside, the property benefits from a driveway running alongside the house providing off-road parking. To the rear there is a particularly generous garden, mainly laid to lawn with mature trees and planting together with a timber shed/outbuilding, offering excellent potential for landscaping or further improvement.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, gas and electricity are connected to the property. The central heating gas fired and broadband is connected to this property.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	75 C
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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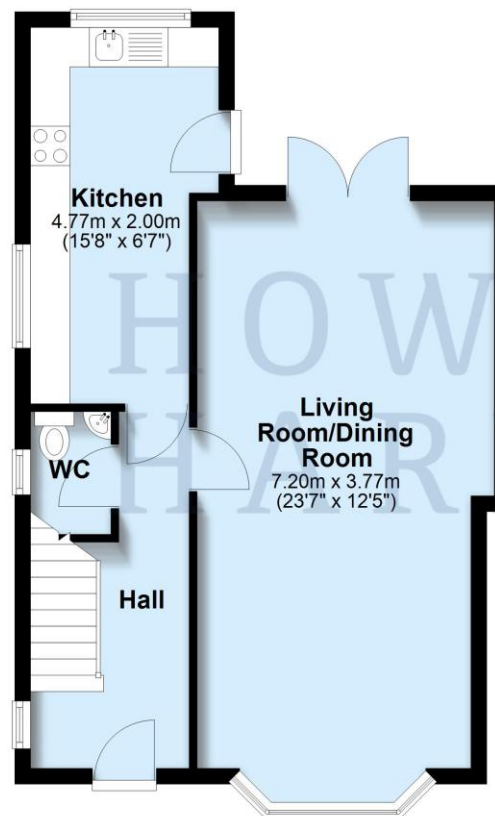
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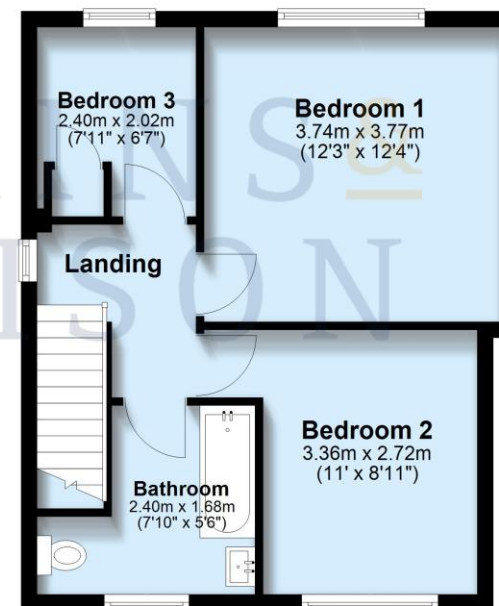
Ground Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 88.0 sq. metres (947.5 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.