



5 Bostock Close, Hugglescote

£217,500

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Hugglescote, Coalville

OFFERED WITH NO UPWARD CHAIN A modern TWO BEDROOM SEMI-DETACHED HOUSE offering contemporary and spacious accommodation over two floors with a sizeable south westerly facing rear garden and driveway parking for multiple vehicles situated on the sought after Barratt Homes housing estate. The accommodation in brief comprises; entrance porch through to living room with modern fitted kitchen and ground floor WC. Stairs then rise to the first floor offering two double bedrooms and a contemporary three piece family bathroom suite. Externally, the property continues to impress with the aforementioned large south westerly facing rear garden along with driveway parking for multiple vehicles. Additional benefits to include double glazing and gas central heating.

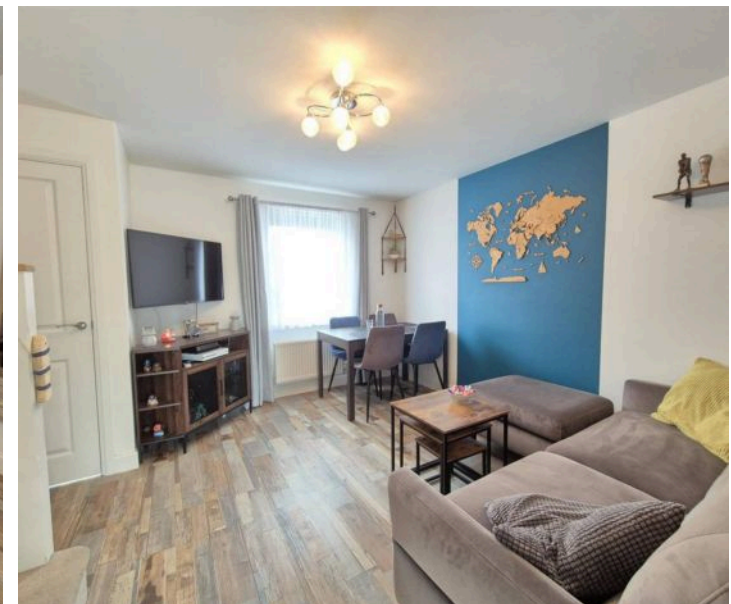
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Driveway Parking
- South Westerly Facing Garden
- Modern Semi Detached Home
- Contemporary Bathroom & Kitchen
- Two Double Bedrooms
- No Upward Chain



GROUND FLOOR

Entrance Porch

Has double glazed composite front access door with radiator leading through to the living room.

Living Room

12' 9" x 12' 0" (3.89m x 3.66m)

Having double glazed fronted window, radiator and laminate vinyl flooring. Stairs rise to the first floor with access to the understairs storage and ground floor WC.

Ground Floor WC

Is fitted with WC and wash hand basin with flooring continued, radiator, extractor fan and tiled splashback.

Modern Kitchen

7' 5" x 12' 8" (2.26m x 3.86m)

Having a range of modern wall and base units with integrated oven and grill with four ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, space and plumbing for further appliances with flooring continued from the living room along with double glazed windows and double glazed door opening out on to the rear garden.

FIRST FLOOR

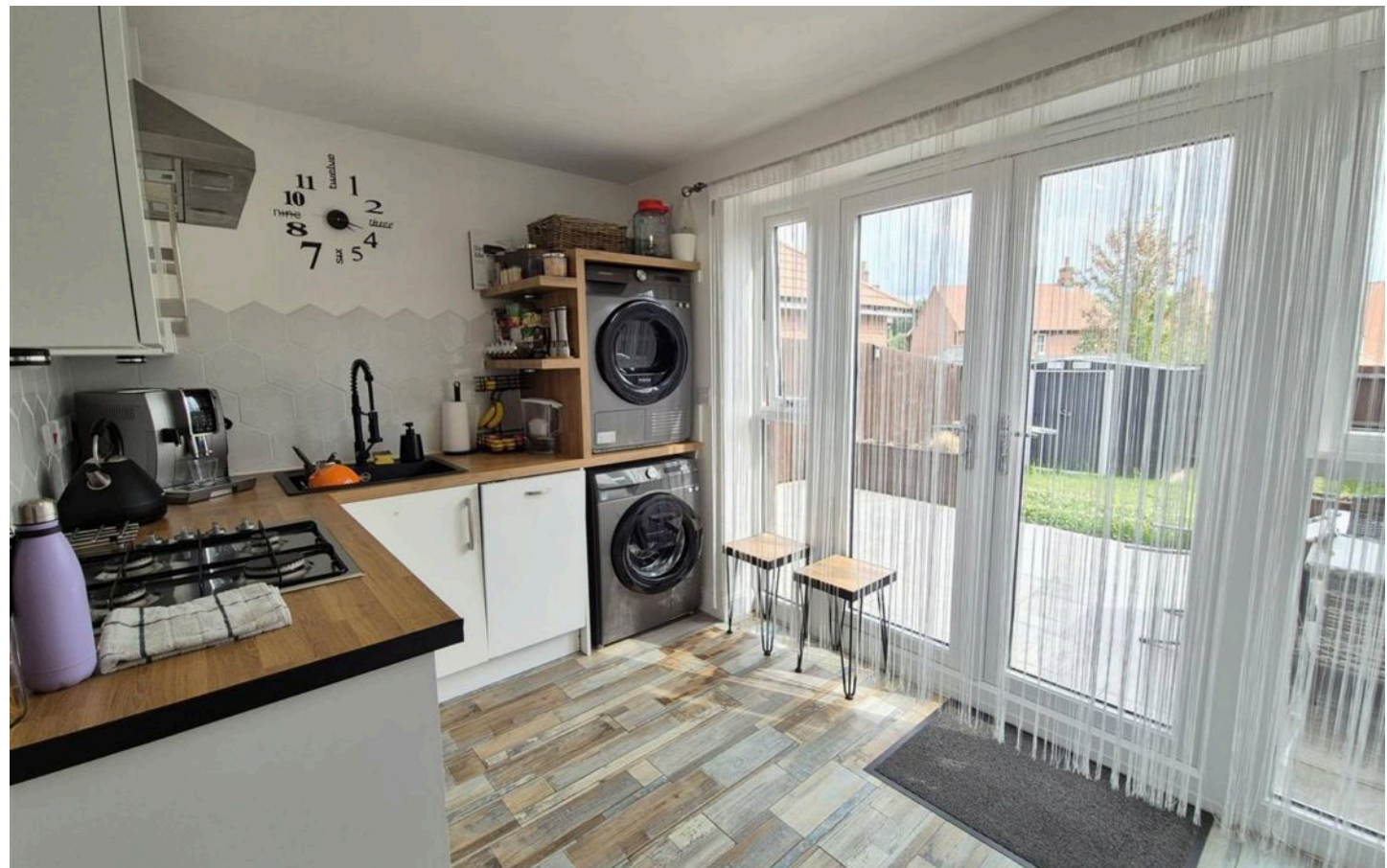
Landing

Providing access to bedrooms and family bathroom.

Bedroom One

9' 3" x 12' 0" (2.82m x 3.66m)

Having double glazed window, radiator, access to over-stairs storage, a mirror fronted sliding double wardrobe and laminate flooring.



Bedroom Two

7' 4" x 12' 8" (2.24m x 3.86m)

Having double glazed window, radiator and laminate flooring.

Family Bathroom

Is fitted with contemporary three piece white suite comprising; panel bath a mixer shower tap and splash screen, a dual flush WC and wash hand basin, vinyl flooring, double glazed opaque window with fitted Venetian blind, radiator and extractor fan.

OUTSIDE

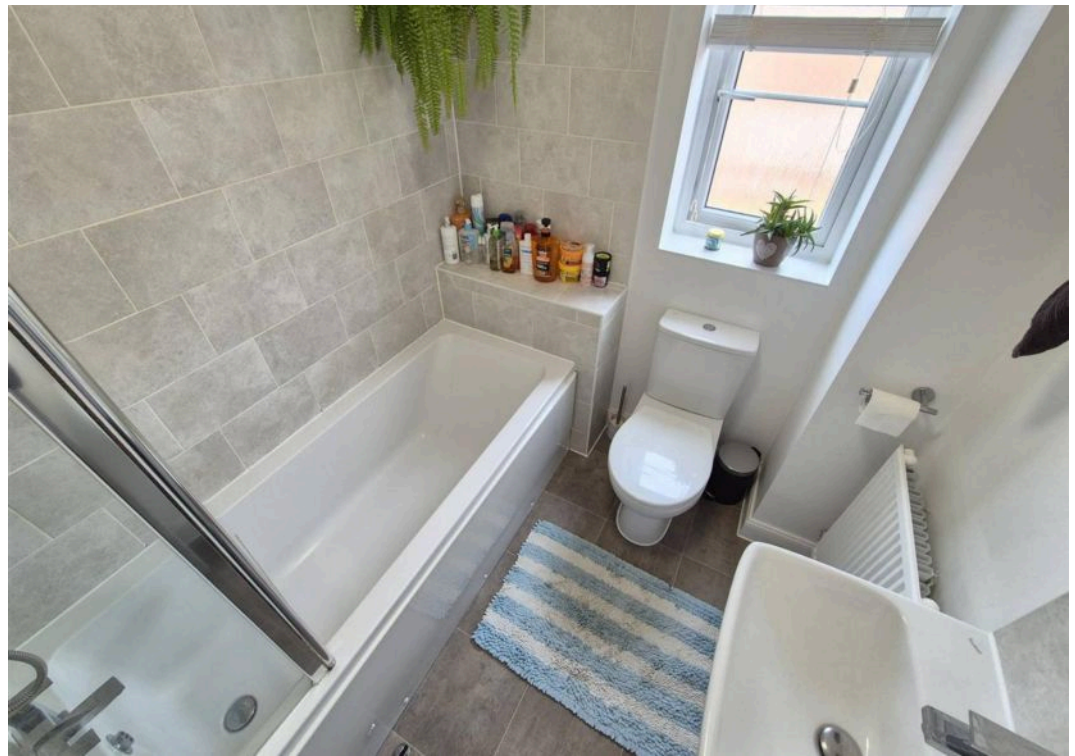
Rear Garden

The good size rear garden provides the ideal outside space having a combination of large paved patios whilst being laid to lawn set within an enclosed fenced boundary with side gate access and outside tap.

Tarmacadam Driveway

The driveway provides off road parking for multiple vehicles.





Ground Floor



First Floor





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