

# Holdings

A Modern Estate Agent



## 42 Usherwood Way

Hugglescote, Coalville, LE67 2HN

Guide price £365,000



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Upon entering the property through the front door, you will find yourself in the entrance hallway. This space features storage cupboard, access to the lounge, Living kitchen, ground floor w/c and stairs off to first floor. The ground floor w/c is equipped with a low level w/c, wash hand basin, radiator, and Porcelain tiled splashback.

The lounge is a generous size, offering ample space for relaxation. It features a double glazed window to the front elevation, a bay window to the side elevation, a radiator, carpeted flooring, and a television aerial point.

The living kitchen is a bright and modern space, with a range of wall and base units, and a Bosch washing machine and tumble drier included, complemented by work surfaces. This well-equipped kitchen includes a hob, integrated eye-level oven, integrated eye level microwave oven, inset sink and drainer, integrated dishwasher and fridge freezer. Additional features of this room include a door to the utility room benefitting from under stairs storage, double glazed windows to the front and side elevations, French doors leading out to the rear garden, and space for a dining table and living area.

Moving to the first floor, the landing area provides doors to all bedrooms, the bathroom, and a large storage cupboard.

Bedroom one is a well-proportioned room with a double glazed window to the side elevation. It also features fitted wardrobes with hanging rails and

shelving, a door to the en suite which is a modern space, boasting a three-piece suite comprising a low-level w/c, a wash hand basin, and an inset walk-in shower cubicle.

Bedrooms two and three also offer fitted wardrobes allowing plentiful storage space.

The family bathroom is fitted with a modern four-piece suite, comprising a low-level w/c, a wash hand basin, and a bath, and a separate shower.

Outside the property is set on a tucked away private driveway with a foregarden. There is a pathway leading to the front door, a partially lawned area, flower borders, and side gated access to the rear garden. At the rear, there is a tandem driveway that provides ample off-road parking for multiple vehicles. The rear garden features a lawn, a patio seating area, and is enclosed by fences.

The garage is a brick-built structure with a pitched roof. It offers storage space in the eaves and is accessed via an up and over door. The garage is equipped with power and light.

An internal viewing of this property is highly recommended to fully appreciate the accommodation it has to offer.

The property has also had the below upgrades: Chrome door handles, Premium worktops and splashbacks, Amtico flooring, premium carpet.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### Ground Floor:



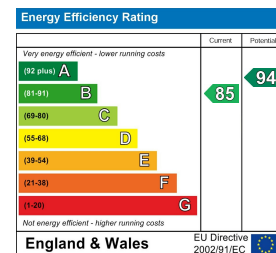
Usherwood Way, Hugglescote  
Internal Square Footage: 1367 sq.ft

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## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.