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MarketMakers.

Briers Lane
Hugglescote

- Wonderfully appointed detached family home
- Premium corner plot position
- Double-height hallway with galleried landing
- Spacious dual-aspect lounge
- Open-plan fitted kitchen/dining room
- Versatile home office and guest cloakroom
- Four double bedrooms and three bathrooms
- Private and peaceful rear garden
- EPC Rating B / Council Tax Band F / Freehold

Nestled on the charming Briers Lane, this delightful house offers a perfect blend of comfort and style. The property boasts four spacious bedrooms with three well-appointed bathrooms, ensuring convenience for family life. It is sold with remaining NHBC warranty.

The heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant play area for children.

The location on Briers Lane provides a peaceful residential atmosphere while remaining conveniently close to local amenities, schools, and parks. This makes it an excellent choice for families seeking a welcoming community.

General Description:

Welcome to this impressive executive family home, superbly located on a prominent corner plot within the centre of this highly sought-after development.

Constructed by the respected housebuilder Davidsons Homes, this outstanding property, known as The Winchester, represents one of their most popular and recognisable designs. The home benefits from an enviable setting, bordered by open green spaces and enjoying enhanced privacy thanks to its generous corner position.

Accommodation:

The accommodation begins with a striking entrance hallway, filled with natural light and featuring a double-height ceiling and elegant galleried landing, immediately conveying the scale and quality found throughout the home.

The generous dual aspect living room offers a comfortable and inviting space, enhanced by French doors that open onto the rear garden, effortlessly blending indoor and outdoor living. At the heart of the property lies the open-plan kitchen and dining area, thoughtfully designed for both everyday living and entertaining. This space features contemporary worktops and upstands, integrated appliances, and modern downlighting. A useful utility room and pantry sit just off the kitchen, providing valuable additional storage and functionality. The ground floor is completed by a flexible study or playroom and a guest WC.

To the first floor, the property offers four excellently proportioned double bedrooms, each finished to a high standard. There are three beautifully presented bathrooms, including two stylish en suites, all complemented by tasteful tiling and quality finishes.

Gardens and land:

Outside, the landscaped gardens provide an attractive and practical outdoor space. A substantial paved seating area sits to the rear of the house, ideal for outdoor dining and entertaining, with neatly maintained lawns beyond. The plot is enclosed by secure brick-built boundaries, and the property also benefits from a detached double garage, offering ample parking, storage, and potential for future conversion.

Location:

The location is particularly appealing, with access to excellent local schools, convenient commuter routes, nearby shopping facilities, and an array of scenic walking paths close by.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band F.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

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Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

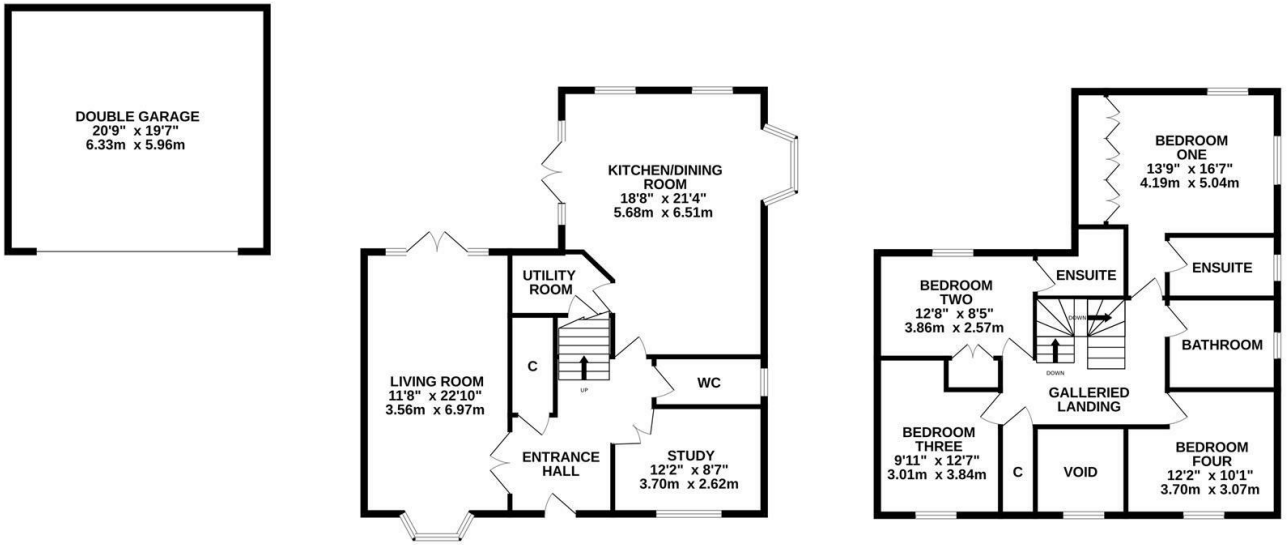
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.

1ST FLOOR
884 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 2195 sq.ft. (203.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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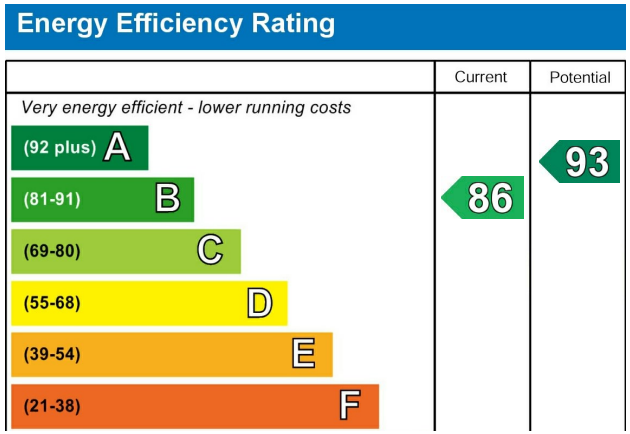

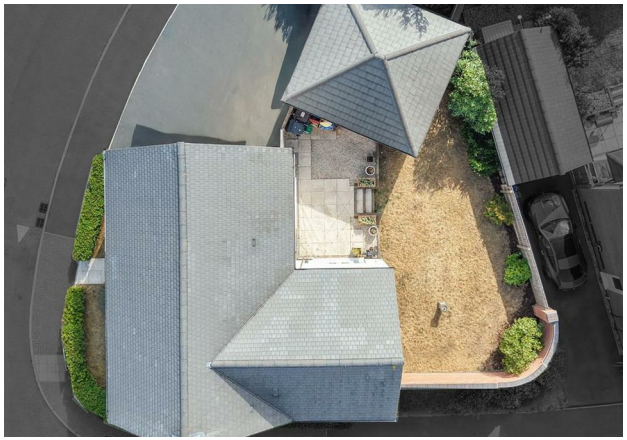

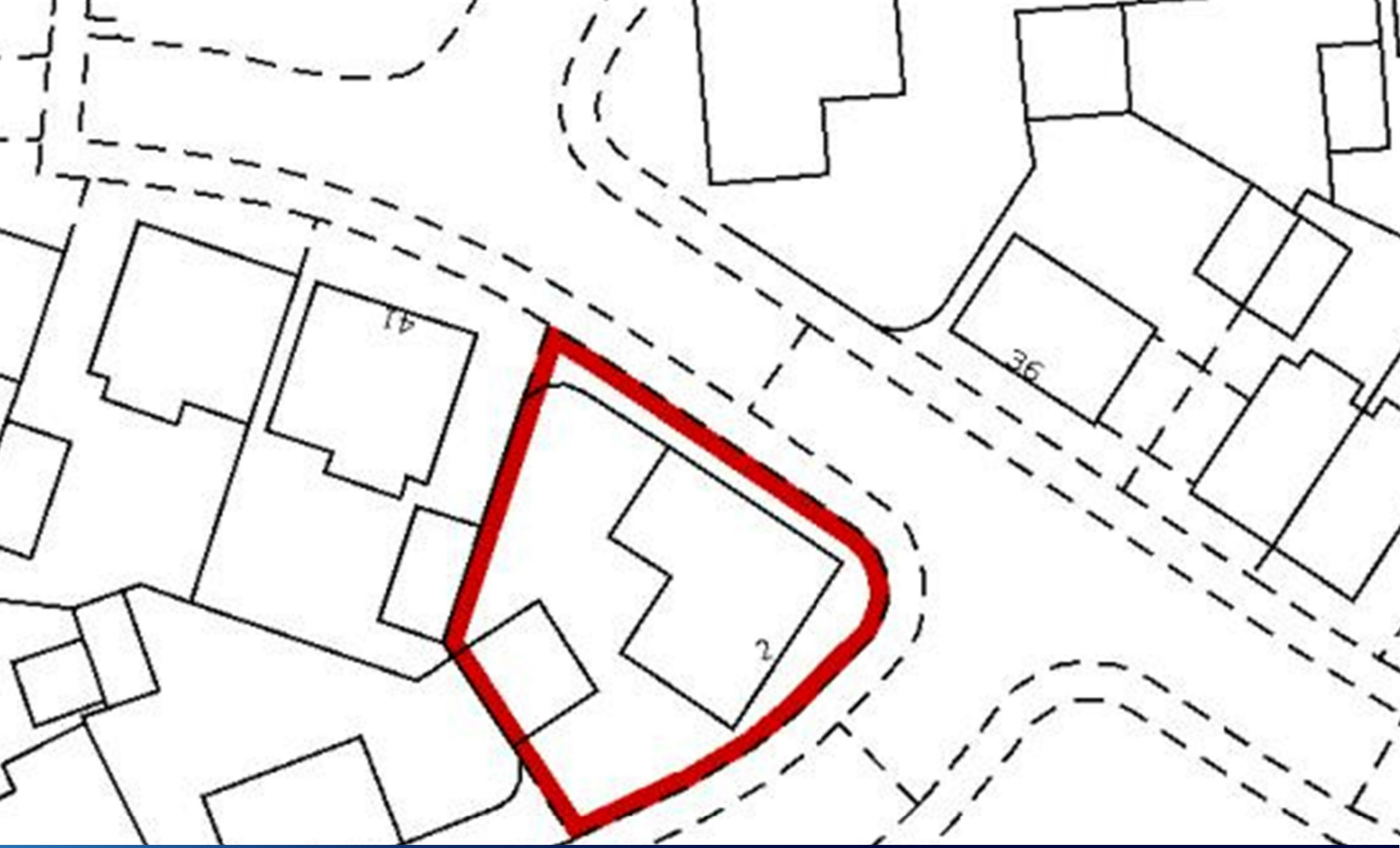

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