

Sinclair



3 Wright Street, Hugglescote

£337,500

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Hugglescote

OFFERED WITH NO UPWARD CHAIN, this NEARLY NEW FOUR BEDROOM DETACHED HOME occupying a sought after development within the popular commuter village of Hugglescote comes to the market with over 7 years NHBC warranty remaining and in brief comprises an entrance hall which gives way to a well maintained lounge, ground floor w.c, open plan kitchen/diner and utility store and having stairs rising to the first floor landing offering a family bathroom, four good size bedrooms and en-suite shower room. Externally, the property enjoys a detached garage, rear garden and ample frontage able to accommodate off road parking for multiple vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 7 Years NHBC Remaining
- Four Bedrooms
- Detached Family Home
- En-suite & Family Bathroom
- Detached Garage
- No Upward Chain



GROUND FLOOR

Entrance Hall

Entered via a composite front door and comprising stairs rising to the first floor with access to under stairs storage and finished in timber effect LVT flooring.

W.C

Having continued flooring from the entrance hall and comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap and tiled splashbacks and having an opaque uPVC double glazed window to side.

Lounge

16' 2" x 10' 1" (4.93m x 3.07m)

Having uPVC double glazed window to front and feature media wall.

Kitchen/Diner

14' 0" x 18' 4" (4.27m x 5.59m)

Inclusive of an attractive range of wall and base units with complementary rolled edge work surfaces, stainless steel sink and drainer unit, a five ring gas hob with extractor hood over and splash screen, a double electric oven and grill with integrated fridge/freezer and dishwasher, continued flooring from the entrance hall, feature timber panelled wall, uPVC double glazed French doors to rear and benefitting from a dual aspect with uPVC double glazed windows to rear and side. Also benefitting from a separate utility store off the kitchen, which in turn comprises the gas fired central heating boiler, an extractor fan, a work surface and space and plumbing for appliances.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms, including the en-suite and family bathroom. Comprising a loft hatch, uPVC double glazed window to side and fitted airing cupboard/store.

Bedroom One

12' 5" x 9' 2" (3.78m x 2.79m)

Having uPVC double glazed window to rear and giving way to the en-suite shower room.

Ensuite

5' 9" x 6' 3" (1.75m x 1.91m)

This is three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap and tiled splashbacks, a double walk in shower enclosure with thermostat mixer tap, vinyl flooring, heated towel rail, shaver point and having an extractor fan.

Bedroom Two

11' 8" x 9' 1" (3.56m x 2.77m)

Having a uPVC double glazed window to front.

Bedroom Three

7' 2" x 9' 0" (2.18m x 2.74m)

Having uPVC double glazed window to front.

Bedroom Four

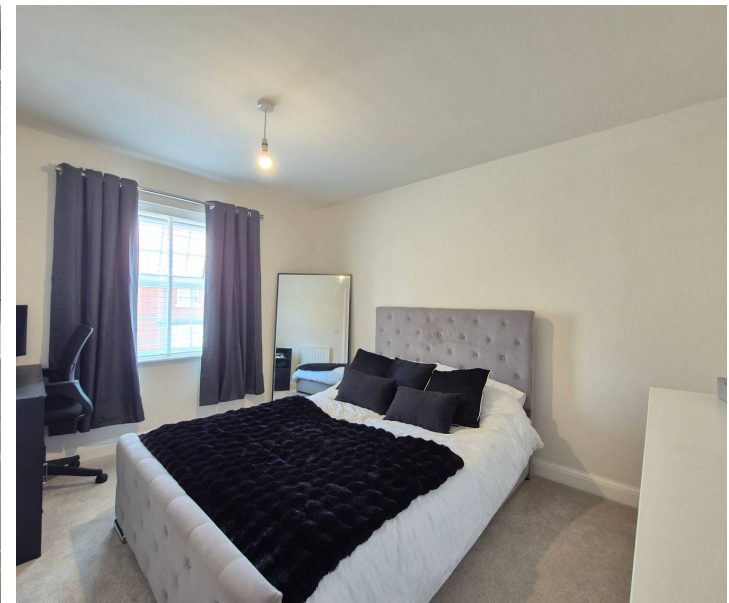
6' 8" x 9' 0" (2.03m x 2.74m)

Having uPVC double glazed window to rear.

Family Bathroom

5' 5" x 7' 1" (1.65m x 2.16m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap and tiling to splash prone areas, a panelled bath with splash screen and thermostat mixer bar shower, chrome heated towel rail, extractor fan, vinyl flooring and having an opaque uPVC double glazed window to side.



REAR GARDEN

Having a well maintained lawn facilitated by a side gate and surrounded by timber close board fence panelling whilst having a paved area and water point.

FRONT GARDEN

Having a well maintained lawn bisected by a paved walkway accessing the front door beneath a canopy porch and facilitated by wall lighting.

Garage

Single Garage

17' 3" x 8' 9" (5.26m x 2.67m)

Entered via an up and over front door and having both light and power.

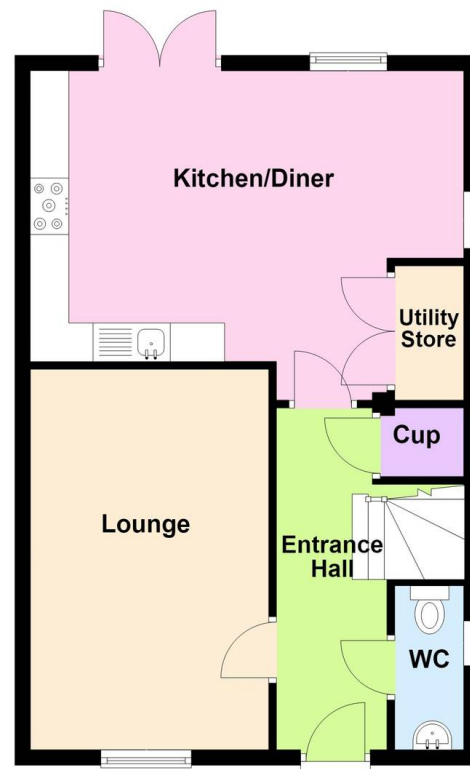
Driveway

A tarmacadam driveway offering off road parking for multiple vehicles leads to the garage.

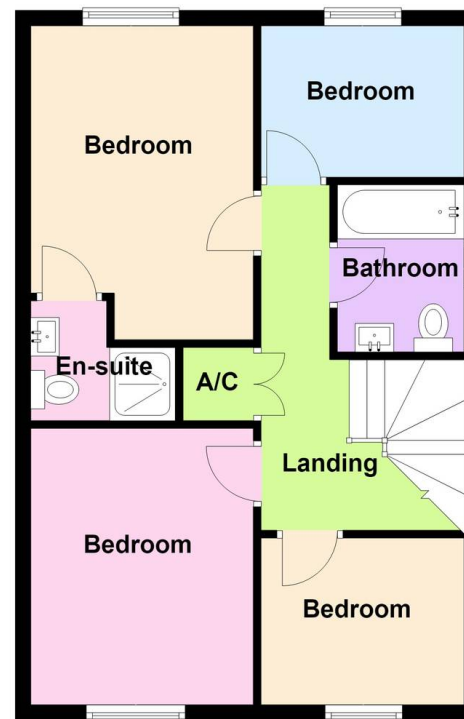




Ground Floor



First Floor





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