



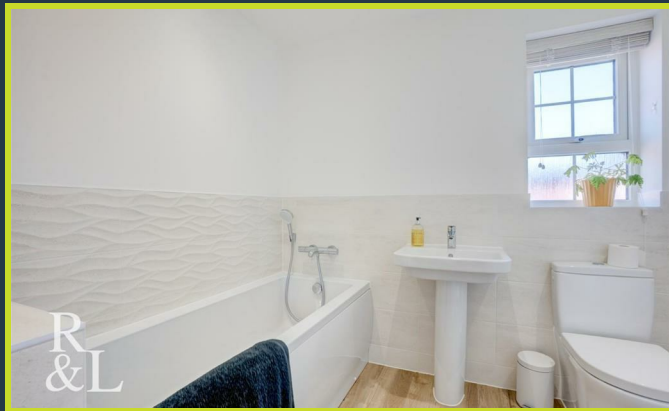
R
&L

18 Wainwright Road

Hugglescote | LE67 2DA | Guide Price £425,000

ROYSTON
& LUND

- Guide Price: £425,000 - £435,000
- Spacious Kitchen/Dining Room with Garden Views
- Ground Floor WC & Utility Room
- Desirable Location of Hugglescote, Coalville
- EPC: B
- Four Bedroom Detached Family Home
- Principle Bedroom with Walk-in-Wardrobe & En-Suite
- Private Driveway & Single Garage
- Council Tax: E
- Freehold





***Guide Price: £425,000 - 435,000

Situated in a highly desirable modern development in Hugglescote, this beautifully presented four-bedroom detached family home occupies one of the finest positions on the estate, enjoying an attractive open outlook across a landscaped green and balancing pond to the front. Finished to an exceptional standard throughout, the property offers spacious and versatile accommodation, a generous rear garden, ample off-road parking and a detached single garage, making it an ideal home for growing families.



The property is entered via a bright and welcoming entrance hall with stairs rising to the first floor and access to a convenient ground floor WC. To the front of the home is a generous living room, beautifully presented and filled with natural light, providing a comfortable space for everyday family life. To the rear, the impressive open-plan kitchen/dining room forms the heart of the home, showcasing a comprehensive range of contemporary fitted units, integrated appliances, extensive worktop space and a central breakfast island. Large windows and French doors flood the room with natural light while providing seamless access to the rear garden, creating a superb space for entertaining. The kitchen also benefits from a separate utility room offering additional storage and appliance space. Completing the ground floor is a versatile second reception room, currently used as a home office, which could equally serve as a snug, playroom or formal dining room.

To the first floor, the spacious landing leads to four well-proportioned bedrooms and a stylish family bathroom fitted with both a separate bath and a walk-in shower enclosure. The principal bedroom is particularly impressive, benefitting from a dedicated walk-in wardrobe area with built-in storage and a contemporary en-suite shower room. The remaining three bedrooms are all excellent sizes, offering flexible accommodation for family members, guests or those working from home.



EPC

Energy Efficiency Rating

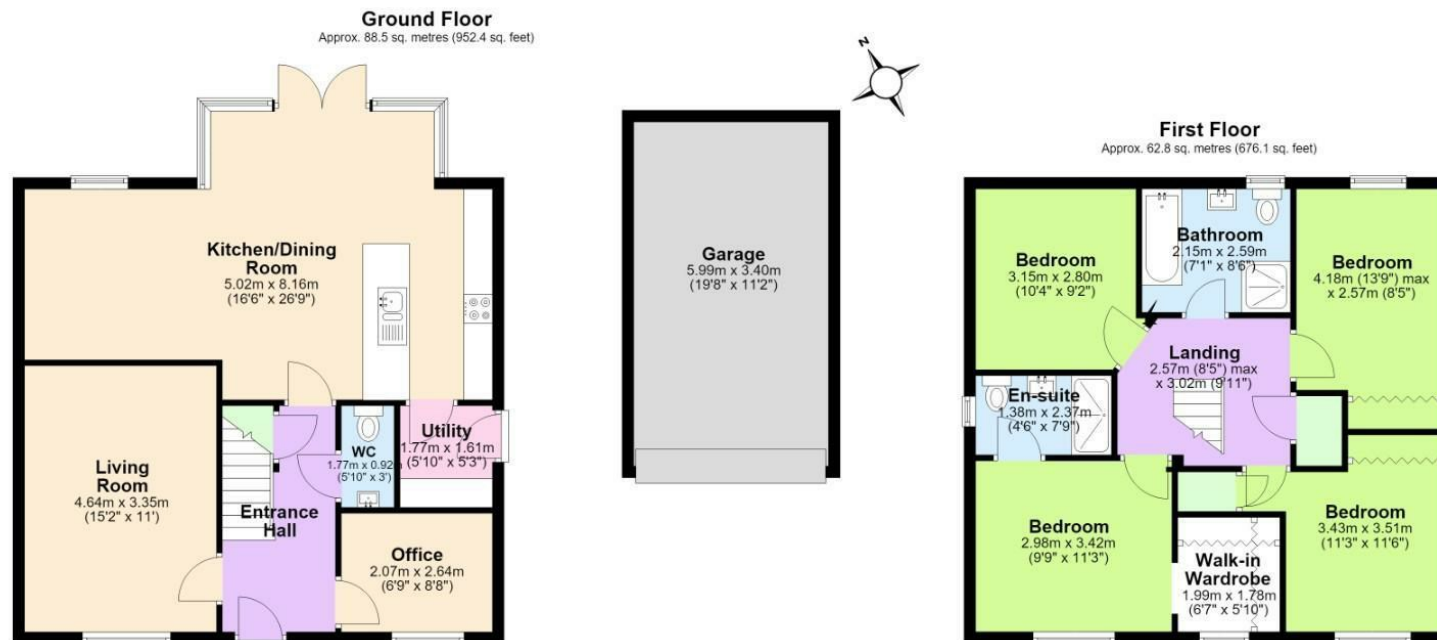
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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.

**ROYSTON
& LUND**