

Sinclair



35 Moon Avenue, Hugglescote

£350,000

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Hugglescote, Coalville

This NEARLY NEW AND WONDERFULLY APPOINTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME occupying a sought after location within the popular commuter village of Hugglescote comes to the market featuring a landscaped rear garden, integrated garage and ample frontage able to accommodate off road parking for multiple vehicles and in brief comprises, an entrance hall, lounge, guest cloakroom, open plan kitchen/diner and utility room to the ground floor with stairs rising to the first floor landing offers four double bedrooms, including the en-suite shower room and family bathroom suite. Externally, the home boasts a 2026 landscaped rear garden and summer house, come home bar. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached House
- Four Double Bedrooms
- En-suite & Family Bathroom
- Landscaped Rear Garden
- Summer House
- Garage & Driveway



GROUND FLOOR

Entrance Hall

Entered by a composite front door with inset opaque led lined double glazed panel and having Amtico dry cedar effect LVT flooring, stairs rise into the first floor and access to understairs storage.

Lounge

16' 0" x 10' 9" (4.88m x 3.28m)

Having uPVC double glazed window to front and a feature media wall with inset led lighting and a further electric remote controlled fireplace.

Kitchen/Diner

10' 7" x 17' 3" (3.23m x 5.26m)

Inclusive of an attractive range of wall and base units with complementary rolled edge work surfaces, a one and a half bowl sink and drainer unit with swan neck mixer tap, a four ring induction hob with splash screen and extractor hood over, an electric oven and grill, integrated fridge/freezer and further integrated dishwasher. Other benefits include continued flooring from the entrance hall, under cabinet lighting, inset downlights, a uPVC double glazed window to rear and further uPVC framed French doors accessing the private rear garden and flanked by uPVC double glazed windows.

Utility Room

5' 2" x 6' 6" (1.57m x 1.98m)

Having continued flooring from the kitchen/diner and featuring a range of wall and base units with roller edge work surfaces, space and plumbing for appliances, uPVC double glazed window to rear, inset downlights and access to the guest cloakroom.



Guest Cloakroom

Comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, part tiled walls, floating shelving, opaque uPVC double glazed window to side and enjoying continued flooring from the utility room.

FIRST FLOOR

Landing

Stairs rising to the first floor landing grants access to the family bathroom, four bedrooms and the en-suite shower room respectively and comprises an airing cupboard and loft hatch.

Bedroom One

10' 7" x 13' 8" (3.23m x 4.17m)

Having uPVC double glazed window to front with wall lighting and feature dado wall panelling and giving way to the en-suite shower room.

En-suite Shower Room

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, double shower enclosure with thermostatic mixer tap, part tiled walls, vinyl flooring, a shaver point, inset downlights, extractor fan and an opaque uPVC double glazed window to front.

Bedroom Two

12' 3" x 10' 10" (3.73m x 3.30m)

Having uPVC double glazed window to front.

Bedroom Three

11' 9" x 9' 8" (3.58m x 2.95m)

Having uPVC double glazed window to rear.

Bedroom Four

10' 2" x 10' 2" (3.10m x 3.10m)

Having uPVC double glazed window to rear.



Family Bathroom

6' 2" x 7' 0" (1.88m x 2.13m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, part ceramic wall tiling, vinyl flooring, inset downlights, shaver point, a heated towel rail, extractor fan and having an opaque uPVC double glazed window to rear.

Rear Garden

Enjoying a sunny aspect. The 2026 fitted porcelain patio facilitated by multiple external power points and an awning with wall lighting gives way to a well maintained lawn beyond raised timber sleepers with led plinth lighting and having a paved walkway with slate shingled edging granting access to the timber framed summer house and further paved patio area complemented by flower beds.

Summer House

Enjoying light, power, timber framed single glazed windows throughout and entered via timber framed multi pane French doors.

Front Garden

An area of stone shingling which offers off road parking, whilst offering external power point, wall lighting and a canopy porch accessing the front door.

Driveway

A double tarmac driveway with block edging and sits adjacent to an area of stone shingling offering off road parking for multiple vehicles and access to the garage.

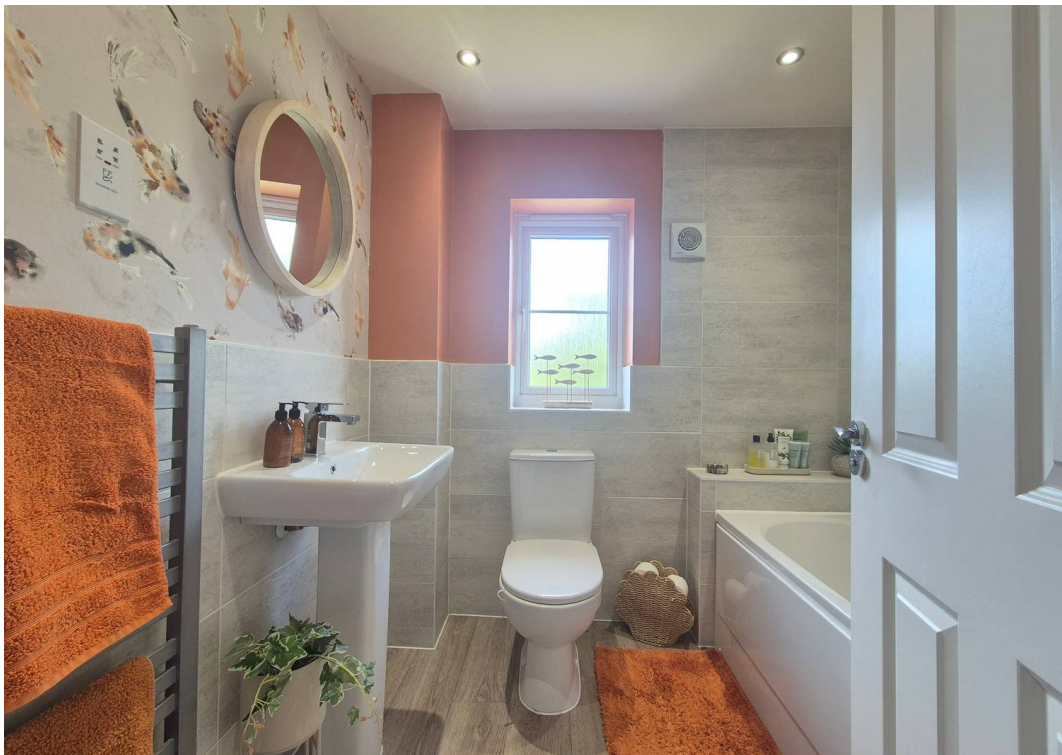
Garage

19' 9" x 10' 0" (6.02m x 3.05m)

Entered through an electric roller door and having both light and power.











Ground Floor



First Floor





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