

# Sinclair



88 Crescent Road, Hugglescote

£189,950

# 88 Crescent Road

## Hugglescote

This THREE BEDROOM SEMI DETACHED HOME situated in the village of Hugglescote comes to the market enjoying a bay fronted lounge dining room, fitted kitchen and ground floor bathroom with stairs rising to the first floor landing giving way to three good sized bedrooms. Externally, the property benefits from a private rear garden and a low maintenance frontage.

Council Tax band: A

Tenure: Freehold

- Three Bedrooms
- Semi Detached House
- Traditionally Styled
- Lounge & Dining Room
- Rear Garden



## GROUND FLOOR

### Lounge

12' 3" x 11' 2" (3.73m x 3.40m)

Having uPVC double glazed bay window to front, a uPVC front door, picture rail, coving, ceiling rose and a cast iron fireplace with gas inset living flame (not in use).

### Dining Room

12' 3" x 12' 2" (3.73m x 3.71m)

Having timber effect flooring, electric effect fireplace, picture rail, coving, ceiling rose, uPVC double glazed windows to side and rear, access to under stairs storage and door to the stairs accessing the first floor accommodation.

### Kitchen

10' 7" x 7' 6" (3.23m x 2.29m)

Inclusive of an attractive range of wall and base units, work surfaces, a sink and drainer unit, freestanding gas cooker, new uPVC double glazed window to side, space and plumbing for appliances, a wall mounted gas fired central heating boiler and opaque uPVC double glazed door accessing the rear garden

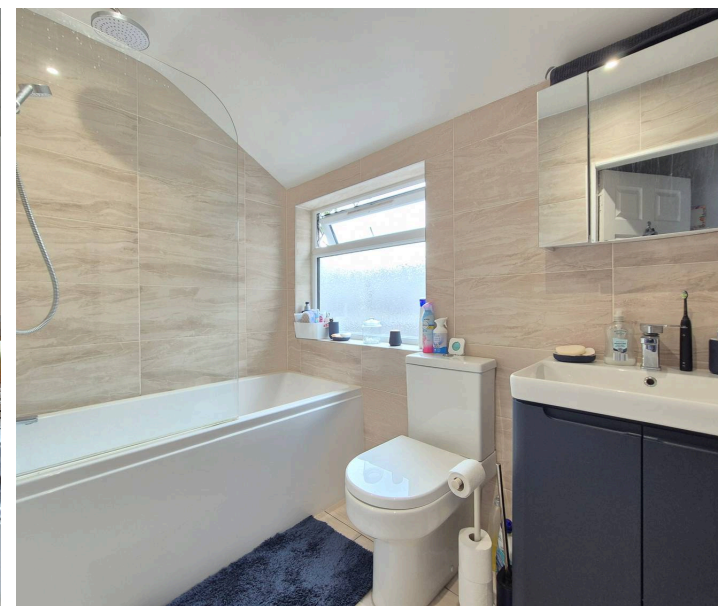
### Rear Lobby

Bridging the ground floor bathroom and kitchen the rear lobby comprises a pantry storage area with opaque uPVC double glazed window to rear and having ceramic tiled flooring.

### Bathroom

8' 1" x 5' 0" (2.46m x 1.52m)

This three piece suite comprises a lower level push button w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath with a splash screen and thermostatic waterfall shower over, heated towel rail, ceramic tiled flooring, inset downlights, extractor fan and having an opaque uPVC double glazed window to side.



## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to three bedrooms and to comprise a loft hatch with fitted loft ladder being partly boarded.

### Bedroom One

11' 3" x 12' 4" (3.43m x 3.76m)

Enjoying a cast iron fireplace with coving and uPVC double glazed window to front.

### Bedroom Two

12' 3" x 9' 3" (3.73m x 2.82m)

Having a uPVC double glazed window to rear, picture rail, cast iron fireplace, access to over stairs storage and coving.

### Bedroom Three

10' 7" x 7' 7" (3.23m x 2.31m)

Having uPVC double glazed window to rear.

### Rear Garden

Having paved patio with side gated access, two timber sheds, lawn with side pathway to the end of the garden with further stone shingles seating area with dwarf brick wall rear boundary and hedge and close board fencing to side boundaries.

### Front Garden

Having dwarf brick wall with stone shingling frontage with access to the front door.

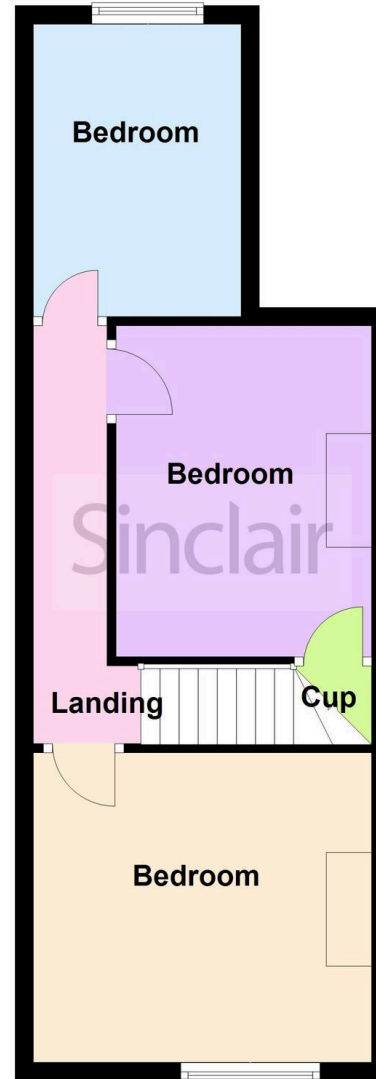




### Ground Floor



### First Floor





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