



READINGS

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Jacks Walk

Hugglescote, Coalville, LE67 2XA

£500,000



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This stunning, substantially extended detached family home sits on an impressive plot of around 0.2 acres and is beautifully presented throughout, offering true show-home style living.

The property has plenty to offer, starting with a spacious driveway providing ample parking, along with a double garage and an additional garage/workshop tucked away in the rear garden.

Inside, you're welcomed by a bright entrance hall leading to a spacious lounge, separate dining room, and a stunning conservatory/garden room that's perfect for relaxing or entertaining. The breakfast kitchen is complemented by a utility room, while there's also a study, an additional sitting room, downstairs WC, and an incredible spa room complete with a large swim spa hot tub, sauna, and a shower.

Upstairs, you'll find four generous bedrooms, including a fantastic main bedroom with en suite, while the family bathroom completes the first floor.

The rear garden is a real highlight of this property — beautifully landscaped and offering plenty of space to enjoy, with seating areas, lawn, mature trees and shrubs, plus an outdoor hot tub area.

If you're searching for a spacious family home with a garden to match and a real wow factor throughout, this could be the perfect property for you. Early viewing is highly recommended to avoid missing out.





Property Information

Tenure: Freehold

Local Authority: North West Leicestershire

Council Tax Band: E

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

Annual Estate Management Charge If Applicable: n/a

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

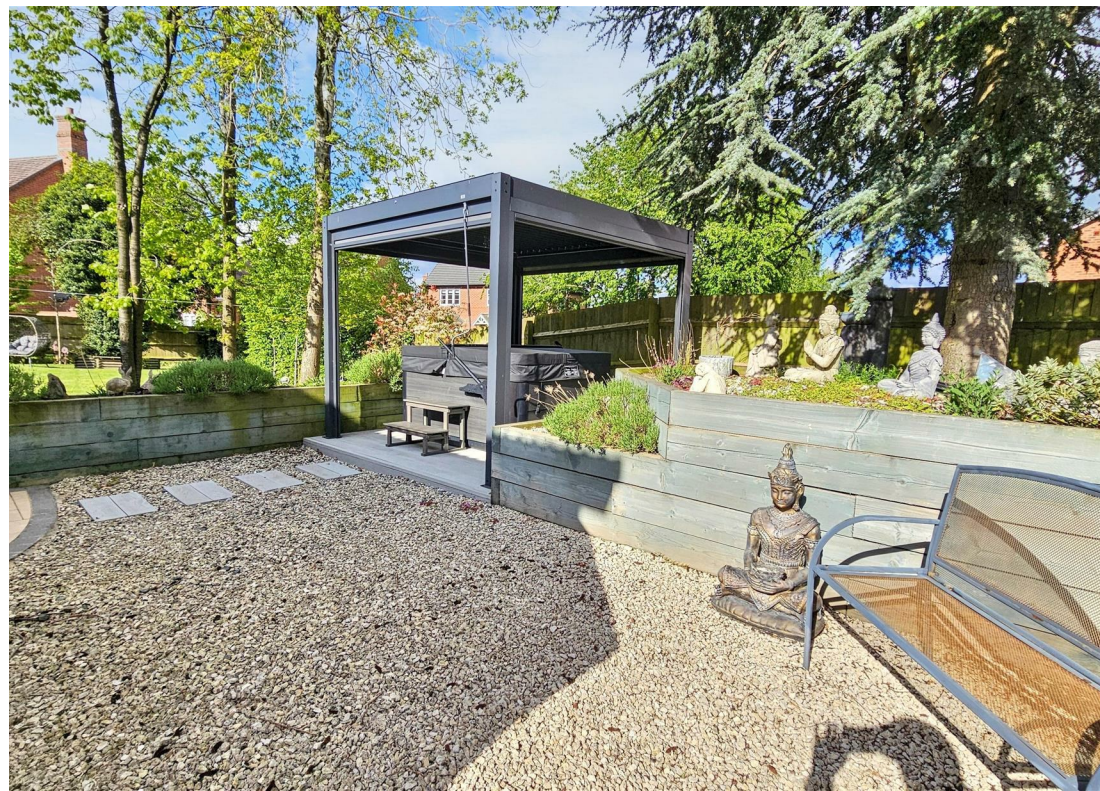
Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

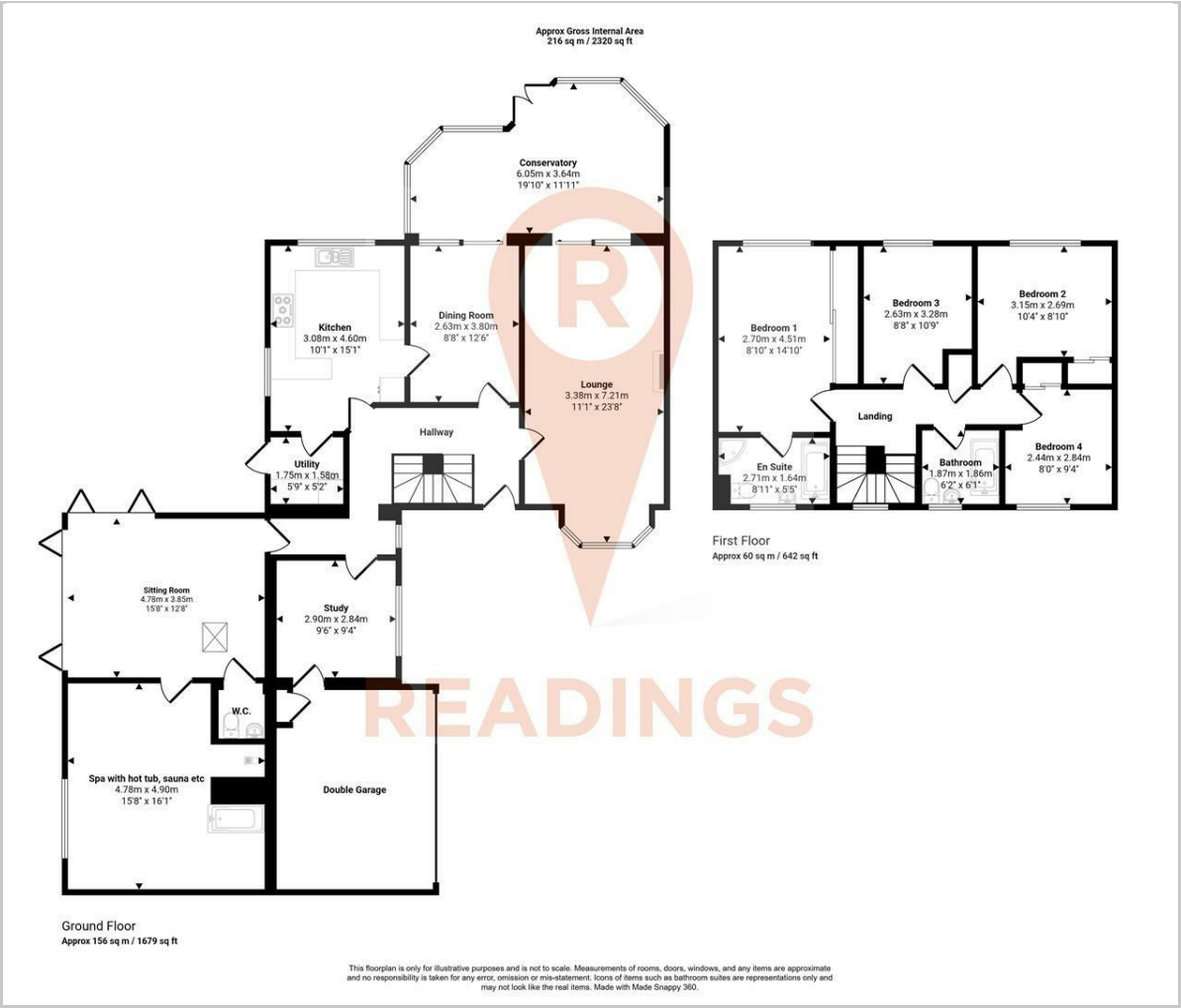
Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

