

Sinclair

An aerial photograph of a residential street in Hugglescote. The street is lined with houses, mostly two-story brick and white buildings. A large, well-maintained garden is visible in the center, featuring a lawn, a paved path, and a white garage. A driveway leads to a paved area where a silver car is parked. The background shows more houses and trees under a clear sky.

215 Ashburton Road, Hugglescote

£279,000

215 Ashburton Road

Hugglescote

*** OFFERED WITH NO UPWARD CHAIN *** This TWO BEDROOM DETACHED BUNGALOW enjoys a detached garage, loft room and is situated within the sought after commuter village of Hugglescote. In brief the property comprises an entrance hall, two double bedrooms, family bathroom, lounge, conservatory, a 30ft loft room and the kitchen. Externally the private rear garden is complimented by the detached garage and ample frontage able to accommodate off road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Upward Chain
- 19'9" Conservatory
- Detached Bungalow
- Detached Garage
- Two Double Bedrooms
- 30ft Loft Room



GROUND FLOOR

Entrance Hall

Entered through a front door with inset opaque double glazed panel and comprising of a loft hatch, coving and store cupboard.

Bedroom One

13' 4" x 10' 9" (4.06m x 3.28m)

Having coving, a range of fitted wardrobes, ceiling rose and uPVC double glazed window to the front.

Bedroom Two

8' 4" x 9' 6" (2.54m x 2.90m)

Having uPVC double glazed window to the front and coving.

Shower Room

5' 3" x 6' 8" (1.60m x 2.03m)

This three piece white suite comprises a low level push button WC, pedestal wash hand basin with monobloc mixer tap, double shower enclosure with waterfall thermostatic shower tap, having an opaque uPVC double glazed window to the side, coving, extractor fan, tiling to splash prone areas and finished in vinyl flooring.

Lounge

16' 6" x 10' 9" (5.03m x 3.28m)

Having a ceiling rose, an open fireplace with stone surround, wall lighting and an aluminium framed patio door accessing the conservatory.

Conservatory

7' 3" x 19' 9" (2.21m x 6.02m)

Being of a uPVC double glazed construction and enjoying wall lighting, timber effect laminate flooring and uPVC framed patio doors with adjacent uPVC double glazed windows to either side.



Kitchen

10' 9" x 9' 5" (3.28m x 2.87m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a four ring gas hob with extractor hood, tiled splashbacks, electric double oven/grill, a one and half bowl sink and drainer unit with space and plumbing for appliances. The kitchen also benefits from an aluminium framed double glazed window to the rear with further uPVC double glazed window to the side, timber effect laminate flooring and having an aluminium framed opaque door accessing the conservatory.

Loft

30' 3" x 9' 3" (9.22m x 2.82m)

The boarded loft enjoys a skylight, eves storage and houses the gas fired central heating boiler.

OUTSIDE

Private Rear Garden

A paved patio gives way to a well maintained lawn surrounded by a timber closed board fence panelling and comprising side gated access, a range of shrubs and flower beds.

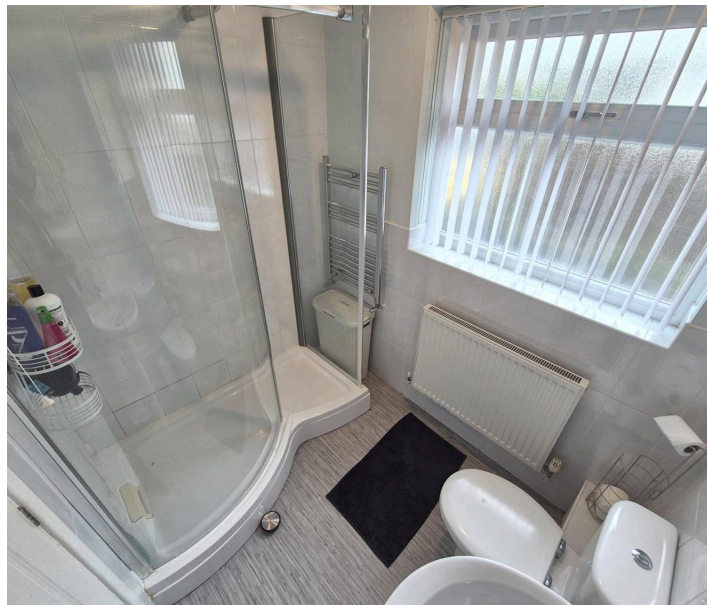
Double Garage

18' 2" x 14' 7" (5.54m x 4.45m)

Enjoying an electric roller door to the front, a further uPVC double glazed personnel door to the side, benefitting from a dual aspect with uPVC double glazed windows to the side and rear and having both light and power.

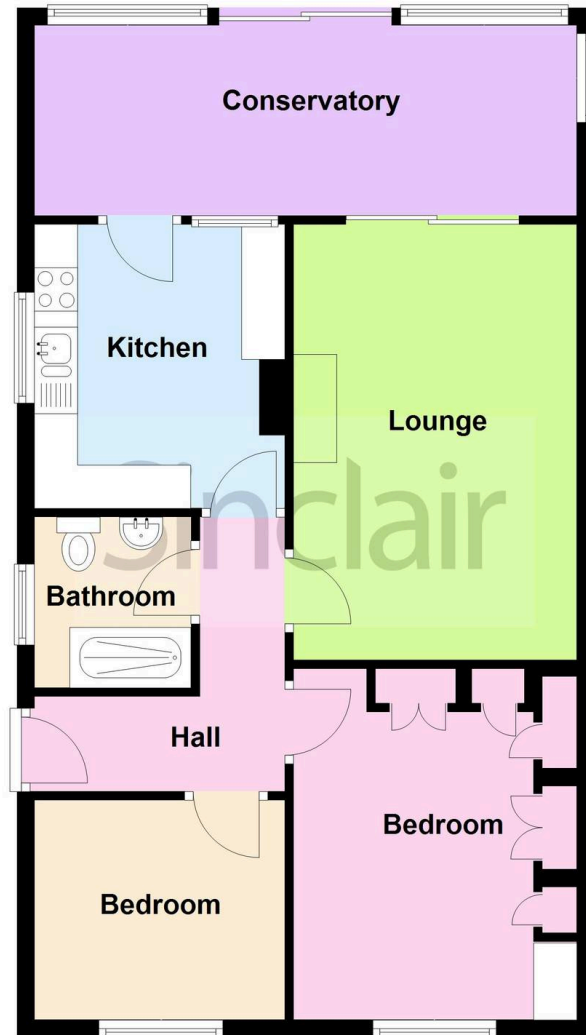
Front

A tarmacadam driveway offers off-road parking for multiple vehicles and enjoys an area of stone shingled edging with timber closed board surround.

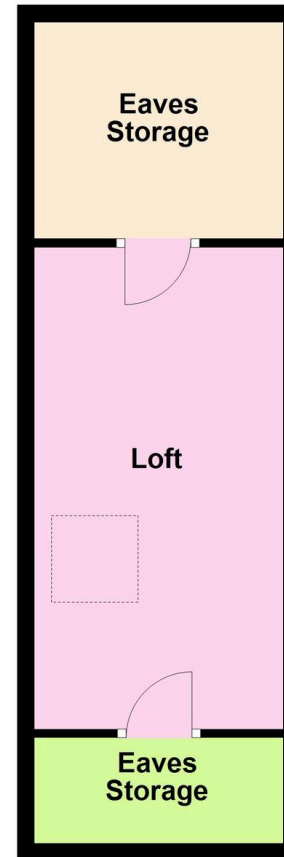




Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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