



3 Glynn Street, Hugglescote, Leicestershire, LE67 2JJ

£339,950

01530 838338 sinclairestateagents.co.uk

Property at a glance

- 2019 Davidson Build With NHBC Certificate
- Four Piece Family Bathroom
- Stunning Living Dining Kitchen
- Council Tax Band: D
- Master With Dressing & En-Suite
- Landscaped South Facing Garden
- Four Double Beds, Utility & Garage
- Price: £339,950

Overview

** THIS 2019 DAVIDSON NEW BUILD ON THE "GRANGE VIEW SITE" WITHIN HUGGLESCOTE OFFERS A WEALTH OF CONTEMPORARY ACCOMMODATION OVER TWO FLOORS ALONG WITH A STUNNING LANDSCAPED SOUTH FACING REAR GARDEN PLOT AND ADDITIONAL UPGRADES CARRIED OUT BY THE CURRENT OWNERS. ** EPC RATING B. In brief the accommodation comprises; entrance hall with spacious bay fronted living room, stunning open plan fully fitted living kitchen/diner along with separate utility and ground floor WC. Stairs then rise to the first floor offering four double bedrooms including a master with dressing area and contemporary three piece en-suite and a stunning four piece contemporary bathroom suite conclude the internal accommodation. Externally the property continues to impress with the aforementioned landscaped south facing rear garden plot offering the ideal outdoor space for any growing family. The front garden is laid to lawn with double width driveway providing off road parking for multiple vehicles leading to a single garage. Additional benefits include double glazing, gas central heating, upgraded flooring and appliances. An early inspection of this property comes highly advised!

Location**

Hugglescote is a thriving village of approximately 4,000 people (2001 census) about 1 mile south of Coalville. Its facilities include a primary school, community centre, shops (one with post office), churches, takeaways, two recreational grounds and a pub, the Gate Inn. Donington Manor House and the Sence Valley Forest Park are close by. The Hugglescote bear statue was unveiled in 2008 and, according to local folklore, represents how the village got its name. One day, local villager named Huggle was being chased by a brown bear. In order to escape, he took off his coat and the bear hugged that instead on him – Huggle's coat! Nearest Airport: East Midlands (14 miles) Nearest Train Station: Loughborough (10.9 miles) Nearest town: Coalville (1.4 miles) Nearest Motorway Access: A/M42 (J13) M1 (J22)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Has double glazed access door with stairs rising to the first floor with Amtico flooring, access to under stairs storage with radiator and all rooms leading off.

Living Room

17'1" x 11'6" (5.21m x 3.51m)

Having dual aspect double glazed windows with fitted roller blinds along with TV and multimedia points and two radiators.

Living Kitchen/Diner

18'9" x 14'8" (5.72m x 4.47m)

Having a comprehensive range of modern wall and base white gloss units with grey wood grain complimentary worktop and breakfast bar. There is an integrated AEG double oven, grill and microwave with a four ring gas hob, integrated fridge/freezer, sink and drainer with mixer tap, double glazed rear bay window and French doors with inset Smart Hilary blinds along with Amtico flooring and radiator.

Utility Room

6'0" x 5'3" (1.83m x 1.60m)

Having a range of base units with rear further access door to gardens, space and plumbing for appliances and Amtico flooring continued from the entrance hall.

Cloakroom/Wc

Has been fitted with a WC and wash hand basin, tiled splashback and Amtico flooring continued, double glazed opaque window with fitted Roman blind.

FIRST FLOOR

Galleried Landing

With radiator and a double glazed window having fitted Roman blind along with access to the airing cupboard.

Main Bedroom One

11'10" x 11'6" (3.61m x 3.51m)

Having a double glazed bow fronted window with further side elevated window with fitted roller blind along with a radiator.

Dressing Area

7'3" x 6'6" (2.21m x 1.98m)

Having a range of wardrobes with high gloss doors, hanging rail and over head storage.

En-Suite

Has been fitted with a contemporary three piece white suite comprising; a double shower unit, WC and wash hand basin with tiled flooring, part tiled walls and shower surround, radiator, extractor fan and ceiling spotlights.

Bedroom Two

10'3" x 9'4" (3.12m x 2.84m)

Having a double glazed window, radiator and a range of built-in wardrobes with high gloss white doors with hanging and over head storage.

Bedroom Three

13'0" (into recess) reducing to 11'0" x 9'4" (3.96m (into recess) reducing to 3.35m x 2.84m)

Having a double glazed window with fitted roller blind and a radiator.

Bedroom Four

11'4" (into recess) reducing to 9'9" x 9'9" (3.45m (into recess) reducing to 2.97m x 2.97m)

Having a double glazed window with fitted roller blind and a radiator.

Family Bathroom

Has been fitted with a contemporary four piece white suite comprising, panel bath with mixer tap and hand-held shower head, separate shower cubicle, a dual flush low level WC and wash hand basin, tiled shower surround and part tiled walls, Amtico flooring, double glazed opaque window with fitted Roman blind along with extractor fan and ceiling spotlights.

OUTSIDE

Landscaped Rear Garden

The rear garden has been landscaped by the current owners offering a combination of large paved patios with electric awning, large lawns and feature planted shrubs all set within an enclosed fenced boundary with gravel borders and side gated access.

Front Garden

The front garden is laid to lawn with hedgerow and planted borders.

Double Width Driveway

The tarmacadam double width driveway provides off road parking for multiple vehicles leading to the single garage.

Single Garage

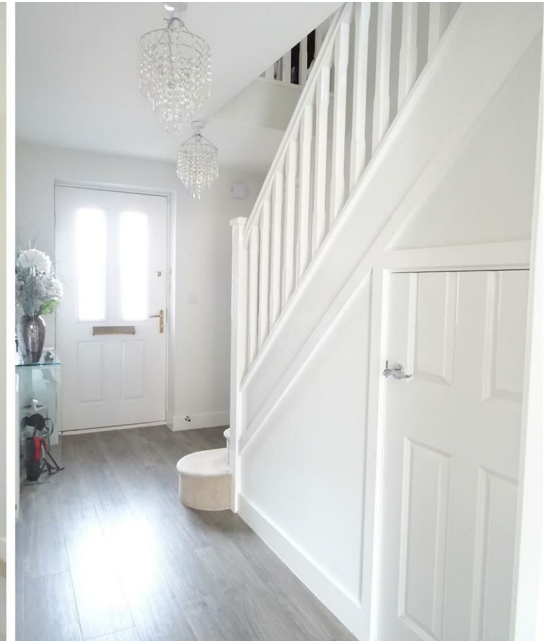
18'1" x 9'2" (5.51m x 2.79m)

Having a single up-and-over access door, light and power supply and integral courtesy door in to the hallway.



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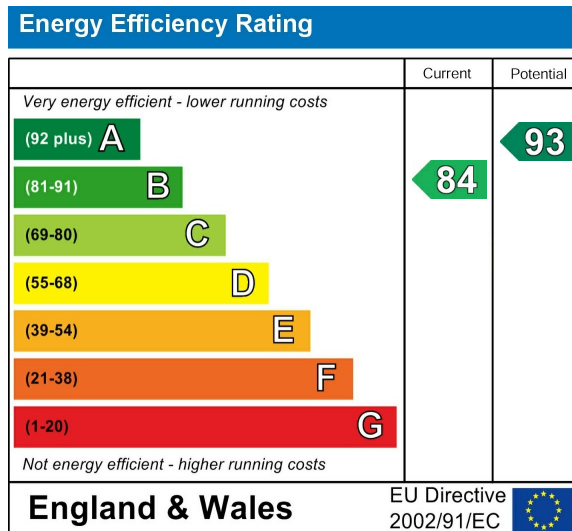
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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk