



Central Road, Hugglescote

welcome to

Central Road, Hugglescote Coalville

A Simply Stunning detached family home which MUST BE VIEWED to appreciate! There are FOUR bedrooms, TWO ensuites and a family bathroom, an OPEN PLAN dining kitchen and a SUPERB GARDEN ROOM!

CALL NOW TO ARRANGE A VIEWING!

Entrance Hallway

The property is entered via a front door into the entrance hallway, with stairs rising to the first floor, has wood laminate flooring, useful understairs storage and doors off to each ground floor room.

Lounge

12' 2" x 13' 5" (3.71m x 4.09m)

The lounge has a continuation of the laminate flooring, inset ceiling spotlights, a double glazed window to the front elevation, a radiator.

Dining Kitchen

18' 10" x 13' 7" (5.74m x 4.14m)

The dining kitchen has ceramic tiled flooring and is fitted with a range of modern base and wall mounted units with work surfaces over, a central island with breakfast bar seating and an inset ceramic sink, there is a five ring stainless steel hob with extractor fan over and electric oven beneath, space an plumbing for a washing machine, 'American' style fridge freezer, space for dining table and chairs and French doors leading to the rear garden.

Landing

The landing has stairs rising from the ground floor and a further set of stairs rising to the second floor, a radiator and doors leading off to three bedrooms and the bathroom.

Bedroom Two

10' 1" x 11' 8" (3.07m x 3.56m)

Bedroom two has a upvc double glazed window to the front, a radiator and door to the ensuite.

Bedroom Two Ensuite

Bedroom two ensuite has a shower cubicle with shower over and tiled surround, there is a wash hand basin, low level wc and a double glazed window to the front.

Bedroom Three

9' 2" x 8' 11" (2.79m x 2.72m)

Bedroom three has a double glazed window to the front, radiator,

Bedroom Four

6' 8" x 9' 1" (2.03m x 2.77m)

Bedroom four has a double glazed window to the rear elevation and radiator.

Family Bathroom

The main family bathroom is fitted with a three piece suite comprising paneled bath with a body jet shower and whirlpool style bath plus shower screen, a wash hand basin and wc set into vanity suite with storage, a chrome heated towel rail and a double glazed window to the rear,

Principle Bedroom

20' 1" x 9' 6" (6.12m x 2.90m)

The second floor bedroom is accessed via a landing which has a double glazed window to the front. There is a dorma window to the front and skylight to the rear, with a radiator, inset ceiling spotlights and a door to the ensuite.

Ensuite

The ensuite bathroom is well appointed with a three piece suite comprising of panel bath, low level wc and wash hand basin set within a vanity suite with storage, partially tiled surround, a skylight and a chrome heated towel rail.





Outside

To the front of the property is a paved front garden, with fenced boundaries and side gated access to the rear.

The rear garden is well set out for entertaining, with an artificial lawn, a brick built bbq base and a block paved area,

There is a ample parking which is provided through wrought iron gates to the rear, and the garden if fenced and enclosed to boundaries.

Garden Room

11' 9" x 18' 8" (3.58m x 5.69m)

The garden room provides a fantastic entertaining space or could easily provide a 'work from home' solution! with a decked based an windows to all sides, there are also French doors which open onto the garden.



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welcome to

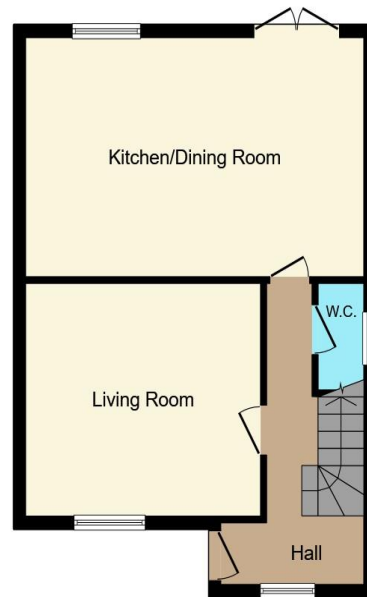
Central Road, Hugglescote Coalville

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO ENSUITES
- FAMILY BATHROOM
- SUPERB GARDEN ROOM

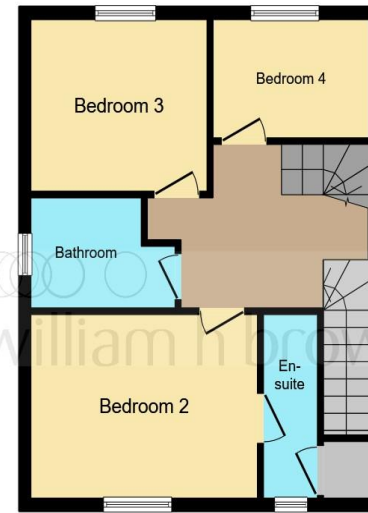
Tenure: Freehold EPC Rating: B

offers in excess of

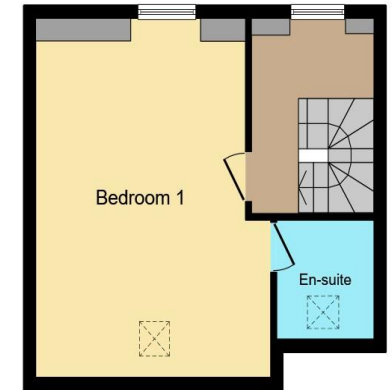
£270,000



Ground Floor



First Floor



Second Floor

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Property Ref:
LBH112799 - 0005

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