



Sinclair

11 Glynn Street, Hugglescote, Leicestershire, LE67 2JJ

£295,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Three Double Bedrooms
- En-suite & Family Bathroom
- South Facing Rear Garden
- Council Tax Band*: C
- Detached House
- Open Plan Kitchen/Diner
- Parking & Garage
- Price: £295,000

Overview

This THREE DOUBLE BEDROOM DETACHED FAMILY HOME comes to the market within the popular commuter village of Hugglescote with 4 years NHBC remaining. In brief, the property enjoys open entrance hall giving way to a bay fronted lounge, open plan kitchen/diner, utility room and ground floor w.c with additional access to the integral garage and having stairs rising to the first floor landing with three double bedrooms, en-suite shower room and family bathroom respectively. Externally, the property benefits from a sunny aspect south facing rear garden and ample frontage to accommodate off road parking for multiple vehicles. Early viewings come highly advised. EPC RATING B.

Location**

Hugglescote is a thriving village 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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GROUND FLOOR

Entrance Hall

Entered through a composite front door and comprising stairs rising to the first floor and timber effect LTV flooring.

Lounge

11'2" x 17'1" (3.40m x 5.21m)

Enjoying a uPVC double glazed bay window to front and having timber effect LTV flooring.

Kitchen/Diner

14'1" x 12'4" (4.29m x 3.76m)

Inclusive of a range of wall and base units, one-and-a-half bowl sink and drainer unit with mixer tap, four ring electric hob with extractor hood over, double electric oven and grill, integrated fridge/freezer and further integrated dishwasher. Additionally the kitchen enjoys inset down lights, uPVC double glazed window to rear, uPVC French door accessing the private rear garden and having under stairs storage.

Utility Area

5'5" x 5'0" (1.65m x 1.52m)

Having continued flooring from the kitchen/diner and benefitting from a composite double glazed rear door with inset double glazed panel accessing the rear garden, work surface, space and plumbing for appliances, extractor fan and wall mounted gas fired central heating boiler.

Ground Floor W.C.

Comprising a low level w.c, wall mounted was hand basin with mono bloc mixer tap, uPVC double glazed opaque window to rear and continued flooring from the utility area.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms, en-suite, family bathroom and comprises loft hatch and airing cupboard.

Bedroom One

11'1" x 10'9" (3.38m x 3.28m)

Having a range of fitted wardrobes, uPVC double glazed window to front and providing access to the en-suite shower room.

En-suite Shower Room

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, corner shower encloser with thermostatic bar mixer tap, ceramic tiled flooring, extractor fan and uPVC double glazed opaque window to side.

Bedroom Two

8'6" x 12'9" (2.59m x 3.89m)

Having uPVC double glazed window to front and double fitted wardrobe.

Bedroom Three

11'4" x 8'4" (3.45m x 2.54m)

Having fitted wardrobe and uPVC double glazed window to rear.

Family Bathroom

7'1" x 5'6" (2.16m x 1.68m)

This four piece white suite comprises a low level push button w.c, pedestal wash hand basin, P-shaped panelled bath with telephone style mixer shower tap, corner shower encloser with thermostatic drencher tap, tiling to splash prone areas, ceramic tiled flooring, inset down lights, extractor fan and uPVC double glazed opaque window to rear.

OUTSIDE

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Private Rear Garden

Enjoying a sunny aspect, the rear garden benefits from a paved patio area with timber sleeper edging giving way to a well maintained lawn which is in turn facilitated by a water point, side gated access, raised planted borders and surrounded by timber close board fencing.

Front

A double tarmacadamed driveway with an adjacent lawn offers off road parking for multiple vehicles with an area of box hedging adding privacy to the front.

Garage

8'3" x 14'8" (2.51m x 4.47m)

Having up-and-over entrance door, personal door to the entrance hall, light and power.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk