



# Sinclair

10 Snipe Close, Hugglescote, Leicestershire, LE67 2XE

£289,995

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- Four Bedrooms
- Lounge & Dining Room
- Sunny Aspect Rear Garden
- Council Tax Band\*: D
- En-Suite & Family Bathroom
- Fitted Kitchen
- Garage & Ample Parking
- Price: £289,995

## Overview

\*\* A FOUR BEDROOM DETACHED FAMILY HOME IN ATTRACTIVE LOCATION WITHIN THIS SOUGHT AFTER VILLAGE AND BENEFITTING FROM UPVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS TOGETHER WITH A FENCED SUNNY ASPECT REAR GARDEN. \*\* The accommodation includes open porch, entrance hall, guest cloakroom, dining room with bay window, lounge with French window to garden, fitted kitchen whilst stairs rising to the first floor landing offers four good sized bedrooms, en-suite shower room and family bathroom. Externally the property enjoys a sunny aspect rear garden and low maintenance front with ample parking and access to the garage. EPC RATING D.

## 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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## Detailed Accommodation

### GROUND FLOOR

#### Open Porch

With tiled floor and uPVC double glazed front door to the hall.

#### Entrance Hall

With radiator and door to garage.

#### Guest Cloakroom

With low level Wc, wash hand basin, tiled splashback and uPVC double glazed window.

#### Dining Room

9'1" x 11'0" into bay (2.77m x 3.35m into bay)

Having uPVC double glazed bay window and double radiator.

#### Lounge

11'9" x 13'8" (3.58m x 4.17m)

With uPVC double glazed French window and side windows to the rear garden, Adam style fireplace, gas fire, double radiator, dado rail and coving.

#### Fitted Kitchen

8'8" x 11'8" (2.64m x 3.56m)

Inclusive of the base and wall cupboards, one and a quarter bowl stainless steel sink unit, built in oven, four ring hob, filtration hood, tiled splashbacks, double radiator, uPVC double glazed window and matching external door.

### FIRST FLOOR

#### Landing

With open balustrades, uPVC double glazed window, airing cupboard housing the hot water cylinder and access to the partly boarded and lit loft space via a pull down ladder.

#### Bedroom

11'11" x 9'7" (3.63m x 2.92m)

With uPVC double glazed window to front, double radiator and mirror fronted double wardrobe.

#### En-Suite Shower Room

With three piece suite comprising tiled shower cabinet, pedestal wash hand basin, low level Wc, tiled splashback, radiator, ceiling mounted fan, shaver point and uPVC double glazed window.

#### Bedroom

8'10" x 9'7" (2.69m x 2.92m)

With two uPVC double glazed windows to front and radiator.

#### Bedroom

8'10" x 9'6" (2.69m x 2.90m)

With uPVC double glazed window to rear and radiator.

#### Bedroom

6'5" x 10'6" (1.96m x 3.20m)

With uPVC double glazed window to rear and radiator.

#### Family Bathroom

With three piece suite comprising panelled bath having mixer tap with shower head over, pedestal wash hand basin, low level wc, walls tiled, radiator, extractor fan and uPVC double glazed window.

### OUTSIDE

#### Rear Garden

Having fenced boundaries and enjoying a sunny aspect with patio, water point, lawn, borders, bark chip edging and paved sitting area.

#### Two Separate Side Entrance

With gates lead to the front.

#### Front Garden

Being pebbled for low maintenance and having double width tarmacadam driveway and light.

#### Garage

With light, power, wall mounted gas fired central heating boiler, side personal door and up and over entrance door.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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

\*\* All distances have been taken from Google maps and must be taken as approximate.

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