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Usherwood Way Hugglescote

- Constructed by Davidsons Homes
- Remaining 10 year NHBC warranty
- Situated within a small cul de sac
- Larger than average plot
- Three spacious bedrooms
- Two stylish bathrooms
- Gardens to front and side of property
- Detached garage and large drive
- EPC Rating B / Council Tax Band D / Freehold

Located in the quiet area of Hugglescote, Usherwood Way offers a great opportunity to own a modern detached house built in 2022. With 1,093 square feet of living space, it's perfect for families or anyone looking for a comfortable home.

Inside, you'll find a welcoming living room, ideal for relaxing or hosting friends. The house includes three good-sized bedrooms, giving everyone plenty of space. There are also two modern bathrooms with all the essentials.

The property comes with parking for two cars, adding extra convenience. Hugglescote is a friendly neighborhood with easy access to local shops and amenities, making it a great spot for families and professionals.

This isn't just a house; it's a home that balances comfort, style, and practicality. If you're looking for a property that ticks all the boxes, this house on Usherwood Way is definitely worth a look.





General Description

The property was built by 'Davidsons Homes in 2022 to the attractive "Ford" Design, with features to include a locally-carved ornamented wooden canopy over the front door, bay window to the side elevation and its individual rendered exterior.

Accommodation Summary

Enter the property into a central hallway leading to the large dual-aspect living room and Kitchen/diner fully fitted with a range of appliances and French doors leading into the garden. There is also a utility room with plumbing for a washing machine and dryer room with further access to the driveway and a WC off the main hall.

Upstairs, expect to find the contemporary bathroom and three double bedrooms, with the main bedroom featuring built-in wardrobes and a stylish three piece en suite.

Throughout the property there are double glazed windows and central heating, meanwhile digitally enabled television points are thoughtfully placed at a high level and come complete with pre-wired HDMI cabling.

Gardens and land:

Surrounded by generous gardens the property is positioned on the edge of the development with front gardens laid mostly to lawn with established hedgerow and planted borders. To the side of the property is the formal gardens, well maintained with raised beds, paved seating terrace and the rest laid to lawn.

Location

Hugglescote is a village on the River Sense in North West Leicestershire, with a variety of amenities. The village is approximately 1 mile south of Coalville, where you will find a larger supermarket along with other amenities. The village is also perfectly situated for commuting via the M1 and M42 motorway networks.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band D.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.



Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the owners' ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

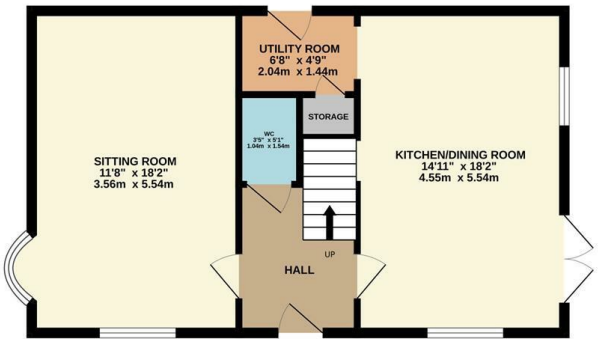
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

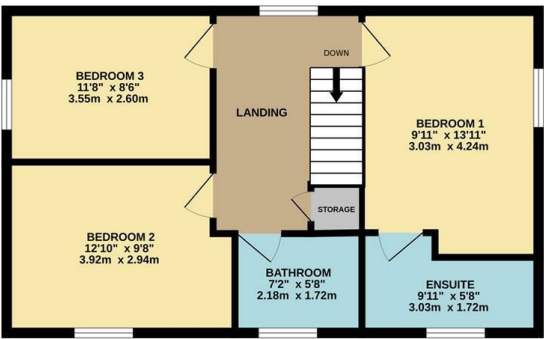
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
548 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



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