



Hodgetts Street Hugglescote

- Modern detached four bedroom home
- Spacious open-plan kitchen/family/dining room
- Dual-aspect sitting room
- Four generous double bedrooms and family bathroom
- Two bedrooms with en suite
- Immaculately landscaped gardens
- Garden studio with lights and power
- Off-road parking and double garage
- EPC Rating B / Council Tax Band E / Freehold

Alexanders of Ashby-de-la-Zouch are delighted to offer to the market this impressive four double bedroom detached family home, enviably positioned on a generous corner plot with a detached double garage and beautifully landscaped gardens. Constructed by Davidson Homes in the summer of 2021 to their sought-after Winchester design, the property benefits from its remaining 10-year build warranty and enjoys a prime position within the development, offering a greater sense of space, privacy, and an attractive open outlook compared to neighbouring homes.

Inside, the house feels light and well-proportioned, with a vaulted entrance hall that gives a strong first impression and sets the tone for the rest of the home. The main living space is arranged to take full advantage of natural light, with a dual-aspect sitting room and an open-plan kitchen/family/dining area that opens directly onto the garden.

Upstairs, there are four double bedrooms all with built-in storage and en suite facilities to the two main rooms, along with a family bathroom.

The exceptional outdoor space is immaculately landscaped and includes a thoughtfully created garden office, ideal for remote working or creative use, alongside a charming side orchard with nine fruit trees and areas of meadow-style planting.





Accommodation:

Internally, the accommodation is presented in exceptional order throughout, with clean, contemporary interiors and well-proportioned rooms designed perfectly for modern family living. A welcoming entrance hall with a vaulted ceiling creates an immediate sense of space and light, with stairs rising to a bright galleried landing. Double internal doors lead through to a dual-aspect sitting room, flooded with natural light and featuring French doors that open directly onto the rear garden.

The heart of the home is the stunning open-plan kitchen/family/dining space, thoughtfully designed for both everyday living and entertaining. The contemporary kitchen is fitted with a comprehensive range of integrated appliances and is centred around a substantial island unit, while the dining and seating areas enjoy views over, and direct access to, the garden via further French doors. A separate utility room, home office, WC and useful understairs storage complete the ground floor.

Upstairs, the property offers four generously sized double bedrooms all benefitting from fitted wardrobes and a stylish four-piece family bathroom. Two main bedrooms are further enhanced by modern en suite facilities.

Gardens and land:

The property occupies a standout position at the end of a private drive, with a double-width driveway, ample off-road parking, and a detached double garage. The gardens wrap around the home and have been immaculately landscaped to create a series of distinct spaces for relaxing and entertaining.

A versatile addition is the fully powered garden office/studio, ideal for home working, alongside a charming side orchard with nine fruit trees and areas of meadow-style planting. The private rear garden features a shaped lawn, well-stocked borders, and paved seating areas beneath a pergola, offering a peaceful and versatile outdoor setting.

Location:

Hugglescote is a village on the edge of Coalville in North West Leicestershire, offering a good balance of semi-rural surroundings and everyday convenience. It has a strong local community feel, with nearby green spaces and access to countryside walks within the wider National Forest area. Nearby Coalville provides a wider range of shops, supermarkets, cafés, and leisure facilities, meaning most day-to-day needs are well covered within a short drive.

The area is well placed for commuters, with straightforward road links to the A511, A42 and M1, giving easy access towards Leicester, Nottingham, Derby and Birmingham. Public transport is also available via regular bus routes into Coalville and Leicester, making it manageable for those travelling without a car, although most residents do tend to rely on driving for longer journeys.

For families, there are several primary and secondary schooling options nearby, along with local parks, sports facilities and community spaces that support day-to-day living. Overall, Hugglescote is generally seen as a practical, well-located village with good access to larger towns while still retaining a quieter residential feel.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

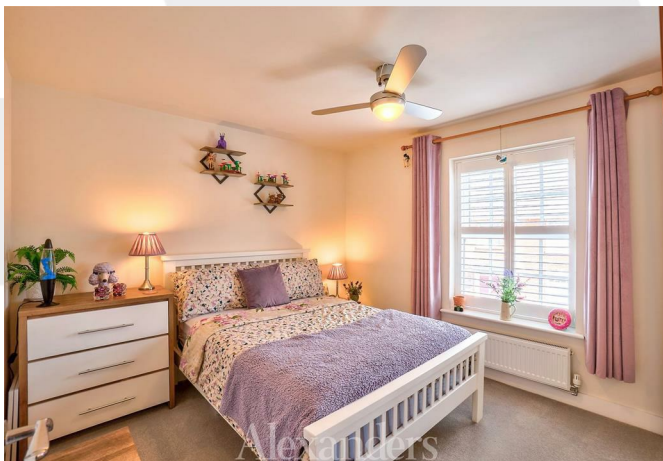
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion. A service charge of £360pa applies.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.





Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

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.

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 ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

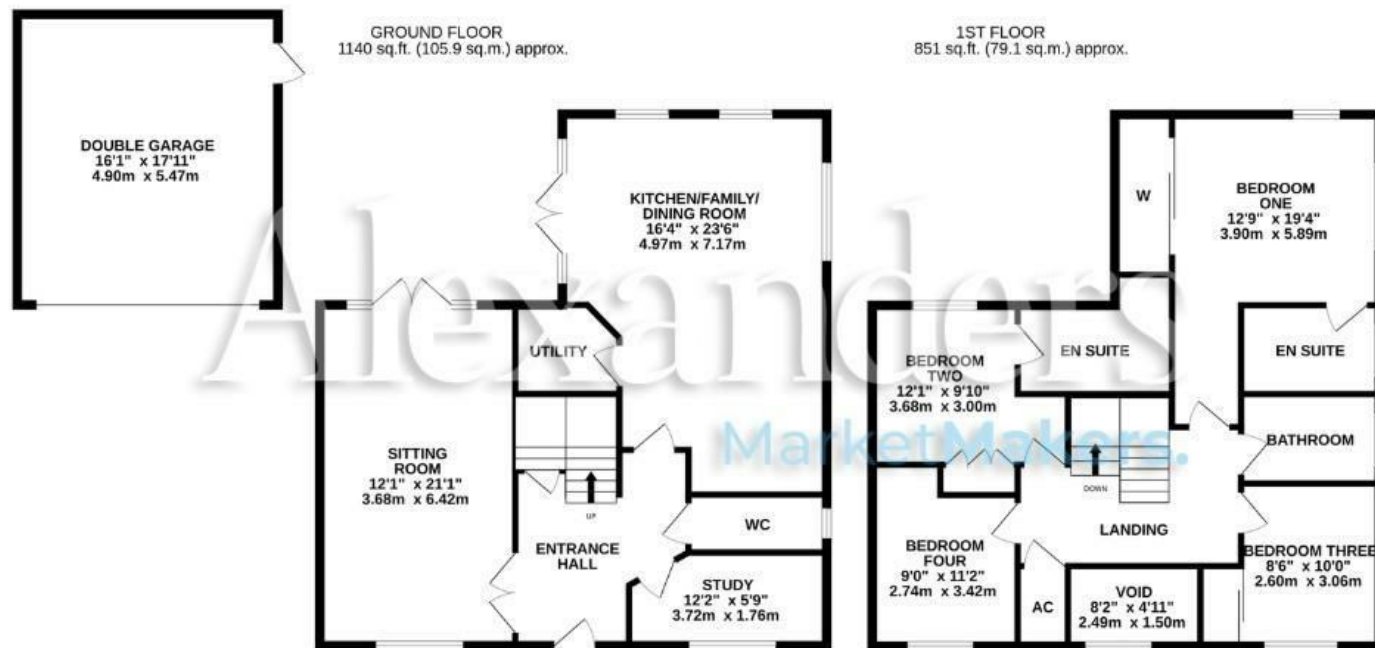
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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 agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 1991 sq.ft. (184.9 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		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



