

# Alexanders



Walter Pettitt Way  
Hugglescote



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# Walter Pettitt Way

## Hugglescote

- Modern four bedroom family home
- Seven years remaining NHBC warranty
- Spacious bright living room with air conditioning
- Large open plan kitchen/diner with integrated appliances
- Four large double bedrooms
- Bedroom one and two with en suite
- Landscaped rear garden with seating terrace
- Large driveway, double garage and EV charging point
- EPC Rating B / Council Tax Band E / Freehold

### General Summary

Positioned in an enviable cul-de-sac on the edge of a sought after modern development, with seven years NHBC warranty still remaining, this impressive home offers a harmonious blend of contemporary design and practical family living. With luxurious interior finishes, versatile reception spaces, and generous accommodation throughout, The Castleton presents an exceptional opportunity for discerning buyers seeking both comfort and convenience.

### Accommodation

Approaching the property, you're greeted by an attractive frontage framed by mature, colourful planting and a sweeping driveway that leads to a detached double garage.

The elegant exterior is matched by an inviting interior, beginning with a spacious reception hall that sets the tone for the rest of the home. Here, you'll find a stylish guest cloakroom and access to all principal ground floor rooms, creating an effortless flow throughout the space.

At the heart of the home lies a spectacular open-plan kitchen, dining, and family room, an ideal setting for entertaining or relaxed family life. Bathed in natural light, thanks to floor-to-ceiling windows and twin sets of French doors, this space connects seamlessly to the private rear garden. The kitchen itself is beautifully appointed with a central island, sleek cabinetry, integrated appliances, and high quality finishes, complemented by a practical adjacent utility room. The ground floor also benefits from a formal family lounge equipped with air conditioning, for quieter moments, along with a flexible additional reception room to the front, perfect for use as a home office or playroom.

Upstairs, the home continues to impress with four generously sized bedrooms, two of which enjoy their own private en suite facilities. The standout primary suite offers a tranquil retreat, complete with air conditioning for those warm summer months, boasting a private dressing room and a contemporary en suite. A luxurious four-piece family bathroom serves the remaining bedrooms, designed with both function and style in mind.

The air conditioning is a three way unit meaning a buyer can extend the air conditioning to a third room should they wish.



### External

The external space is equally well considered. The expansive rear garden is both private and beautifully landscaped, featuring an Indian stone patio area ideal for al fresco dining and entertaining. Venetian fencing adds a touch of elegance and privacy, while manicured lawns offer plenty of space for families to enjoy. The detached double garage provides additional storage and parking, and the inclusion of an EV charging point ensures future-ready convenience.

### Location

Perfectly located for family life, The Castleton enjoys easy access to a range of reputable local schools, everyday amenities in Hugglescote and Coalville, and excellent transport links for commuting across the region.

### 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

Freehold.

### 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

We are advised that mains gas, electricity, water, and drainage are connected.

### Money Laundering

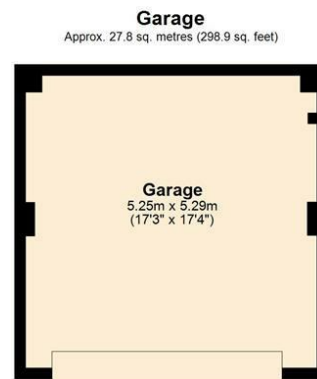
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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







Total area: approx. 186.3 sq. metres (2005.3 sq. feet)



Viewing by appointment only

**Alexanders**

22 Market Street  
Ashby-de-la-Zouch  
LE65 1AL

Telephone Sales: 01530 413126  
Email: ashby@alexanders-estates.com

## Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

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.

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