

Alexanders



# Four Winds

Ashburton Road, Hugglescote









# Four Winds

## Ashburton Road, Hugglescote

- A beautifully maintained detached property
- Over 2,000 square feet of living space
- Bespoke kitchen by Richard John Kitchens and Interiors
- Beautiful open-plan kitchen and living room
- Two further reception rooms and downstairs shower room
- Potential ground floor fourth bedroom
- Large landscaped rear gardens with mature borders
- Three double bedrooms and a family bathroom
- EPC Rating D (59) / Council Tax NWLDC Band E

### General Description

Alexanders of Ashby offer to the market this beautifully presented and extended detached family home, set in mature grounds of circa 1/5 of an acre on Ashburton Road in Hugglescote.

Four Winds has been sympathetically extended and updated to an exceptional standard by the current owners. The property features a single-storey kitchen and living space extension, featuring a beautiful bespoke kitchen by Richard John Kitchens and Interiors.

### 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.









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## Accommodation

The property provides a wealth of living space laid across two floors and extending to just under 2,000 square feet of floor area including the garage.

In brief, the accommodation is laid across two floors and accessed via a solid oak porch. The accommodation comprises an entrance porch through to a large hall with access to useful cloaks cupboard, a formal sitting room with feature wrought iron gas fireplace and surround, bay window to front elevation, and coving to surround.

Beyond the sitting room is the snug/fourth bedroom which in turn leads onto the L-shaped open plan kitchen/living room with bi-fold doors out to the rear garden and seating terrace. There is also a separate utility room and a contemporary, recently fitted three-piece shower room to the ground floor.

A spacious first-floor landing gives access to three double bedrooms, a contemporary four-piece family bathroom, and a separate airing cupboard. Both the principal and second bedrooms benefit from built-in wardrobes.

## The Outside

The property occupies an impressive plot of 1/5 of an acre or thereabouts, affording a private gated drive to the front with mature hedging to the perimeter.

To the rear are private rear gardens that have been landscaped and are now fully mature, boasting seating terraces, a generous lawn, and beautiful borders and flower beds. There are also three timber-built sheds, a summer house and a detached single garage.

## Viewing

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

## Tenure

Freehold.

## Local Authority

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

## 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.











TOTAL FLOOR AREA: 1978 sq.ft. (183.8 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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Viewing by appointment only

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### 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.  
General Note - These particulars, whilst believed to be accurate are 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 statements 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.



