

SUPERIOR HOMES

ROYSTON & LUND



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& L

39 Summers Road

Hugglescote | LE67 2ET

Offers In The Region Of £525,000

Situated on a prime plot overlooking open fields to the front, this truly exceptional four double bedroom detached family home is located on a modern development in Hugglescote, Finished to a high standard throughout, the property is ready to move straight into and offers generous living accommodation ideal for modern family life.

The home opens into a welcoming entrance hallway, providing access to the lounge, study, kitchen/diner, and stairs leading to the first floor. The spacious living room is accessed via double doors and benefits from triple-aspect windows and double patio doors opening onto the rear garden, creating a bright and airy living space filled with natural light.

The modern kitchen/diner is fitted with a stylish range of wall and base units with a central island, offering ample storage and workspace. Integrated appliances include an oven, hob, dishwasher, fridge, washing machine and tumble dryer. The room also enjoys triple-aspect windows and double patio doors leading to the garden, making it a perfect space for family dining and entertaining.

Additional ground floor accommodation includes a separate utility room, home office/study, and a downstairs WC.

Upstairs, a galleried landing with built-in storage leads to four generously sized double bedrooms and the family bathroom, which features a four-piece suite comprising a bath, separate shower, WC and wash basin.

Both the principal bedroom and bedroom two benefit from en-suite shower rooms, providing added comfort and privacy.

To the rear of the property is a generous wrap-around garden, featuring a seating area, lawn and fenced boundaries, ideal for outdoor entertaining and family use. The property also benefits from a double garage and driveway for two or more vehicles.

For more information: https://reports.sprift.com/property-report/?access_report_id=5087687

Management Fee will apply



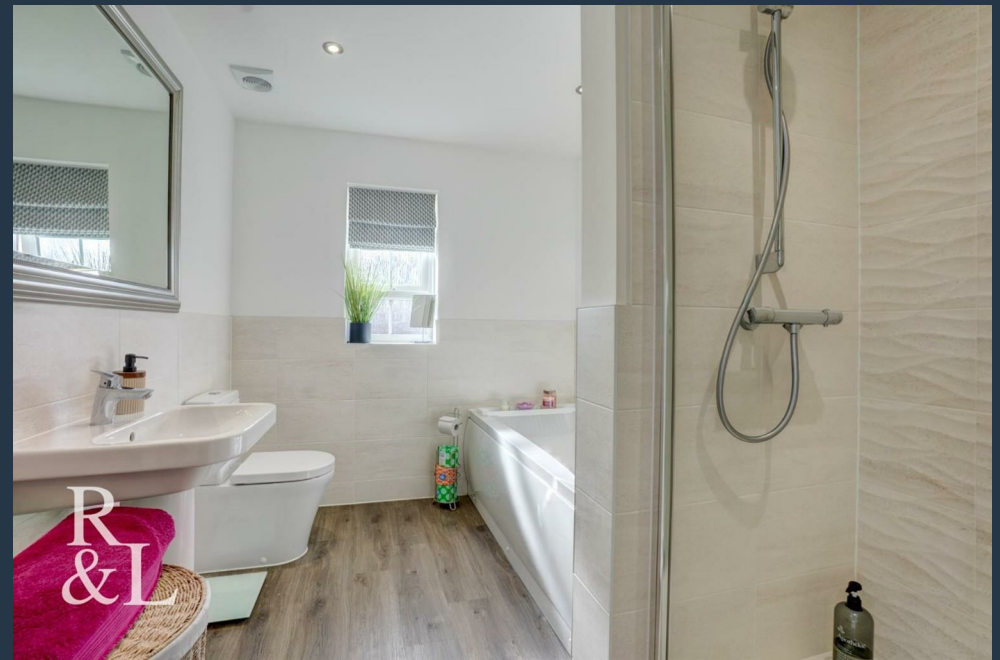


- Offers in Region of £525,000
- Exceptional Four Bedroom Detached Family Home
- Modern Kitchen/Diner with Built-in Appliances
- Triple Aspect Lounge with Patio Doors to the Garden
- Separate Utility Room, Study, Downstairs WC
- Two En-Suite Shower Rooms and Family Bathroom
- Wrap Around Garden with Patio Area
- Double Garage and Parking for Multiple Vehicles
- Council Tax F // EPC B
- Freehold



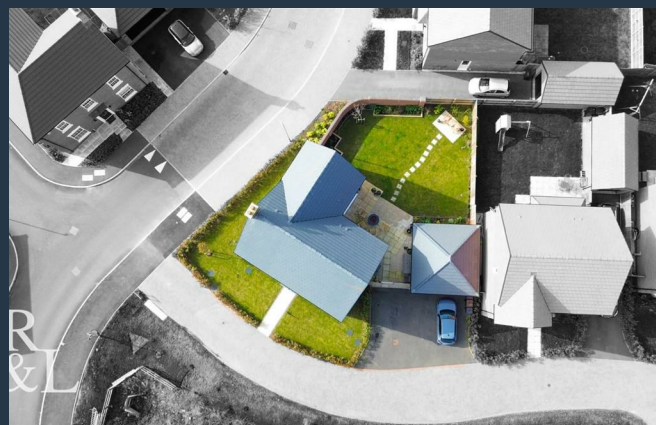


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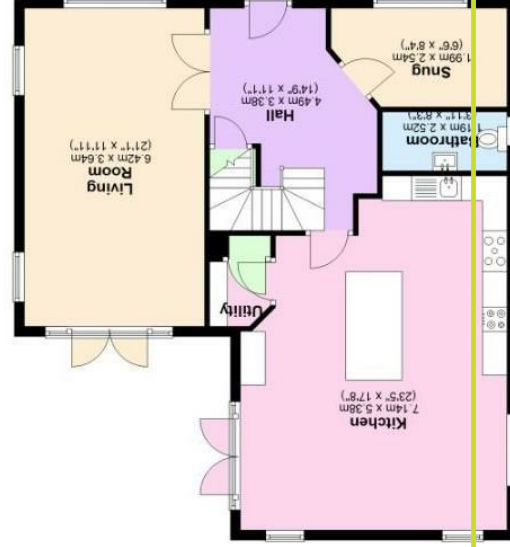


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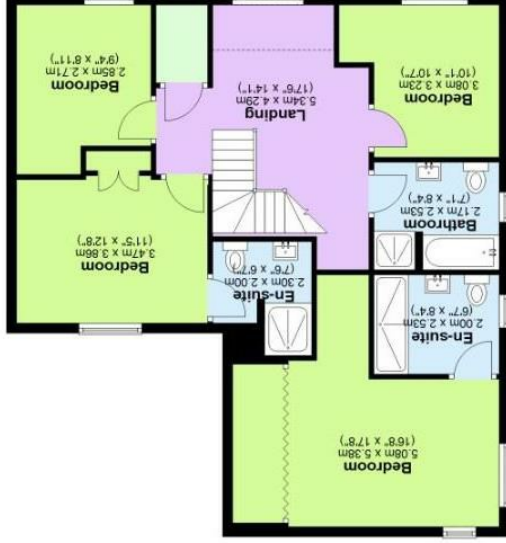
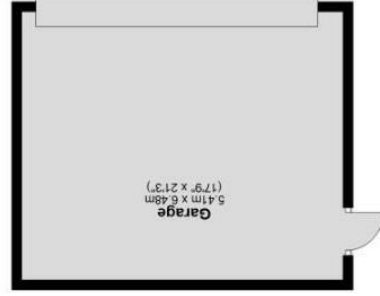


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Total area: approx. 204.2 sq. metres (2198.0 sq. feet)



Ground Floor
Approx. 119.6 sq. metres (1287.7 sq. feet)



First Floor
Approx. 84.6 sq. metres (910.3 sq. feet)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions
Current	Potential
86	93

EPC

