



24 Usherwood Way

Hugglescote | LE67 2HN | Guide Price £225,000

ROYSTON
& LUND

- **Guide Price £225,000 to £230,000**
- Originally Built By Davidsons Homes
- Immaculately Presented
- Service Charge Approx. £174.66 per year
- Council Tax- B
- Two Bedroom Semi Deatached
- Low Maintenance Garden
- Downstairs WC
- EPC - B
- Freehold





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A beautifully presented two-bedroom semi-detached home, situated in the desirable area of Hugglescote. Offering a perfect blend of modern living and practicality, this property is ideal for first-time buyers, small families, or those looking to downsize.

The property features a spacious living room, providing a bright and comfortable space for relaxation and entertaining. The modern kitchen/diner is well-appointed with contemporary fittings and offers ample space for cooking and dining.

The ground floor also benefits from a downstairs WC, a separate utility room, and useful under-stairs storage.

Upstairs, there are two well-proportioned bedrooms, both offering comfortable accommodation, along with a stylish family bathroom.

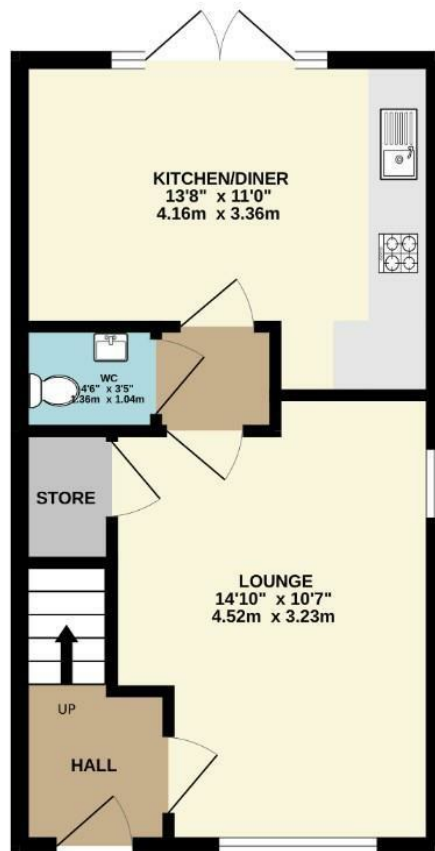
To the rear of the property is a low-maintenance garden, providing a private outdoor space with minimal upkeep required.

The property benefits from amenities nearby including local shops, The Newbridge Schools and easy access to nearby towns including Coalville and Ellistown.

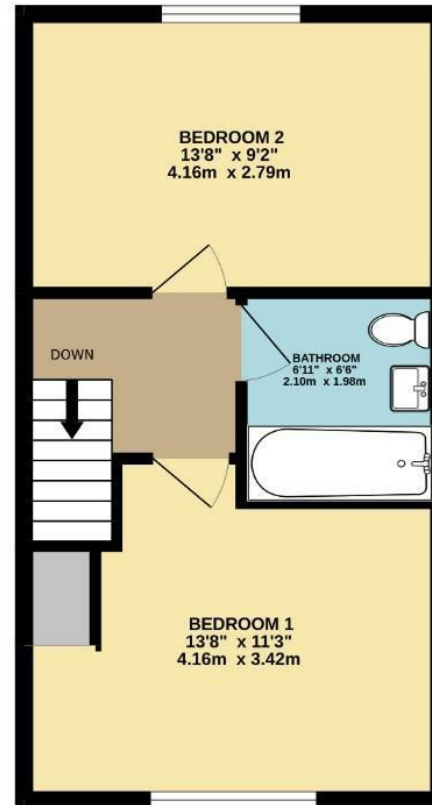
Service Charge Approx. £174.66 Per Year



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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