



6 Woolley Avenue

| LE67 2NR | Offers In The Region Of Offers in the Region of £325,000

ROYSTON
& LUND

- Offers in the Region of £315,000
- Kitchen-Diner Set Up with Integrated Units
- Fitted Wardrobes
- Patio and Lawn
- EPC Rating - B
- A Modern Three Bedroom Semi-Detached Home
- Ground Floor WC
- En-suite Bathroom
- Detached Garage/Off-Road Parking
- Freehold - Council Tax Band - D





A modern contemporary three-bedroom detached property in the village of Hugglescote presented to a high standard.

Upon entering, you're welcomed into a open hallway. Immediately to the right, the living room features two large windows, flooding the space with natural light.

Continuing through the hallway, you'll find the stylish kitchen-diner at the rear of the property. French doors, flanked by full-height glass panels, open out to the garden and allow even more light to pour in. The kitchen itself is fitted with sleek integrated appliances, including a fridge, oven, gas hob, and extractor fan. Neutral-toned cabinetry and worktops create a seamless and modern finish. A convenient utility room and a ground floor WC are also located off the kitchen area.

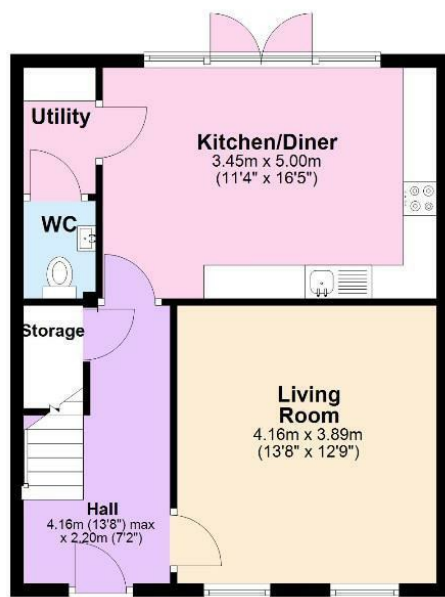
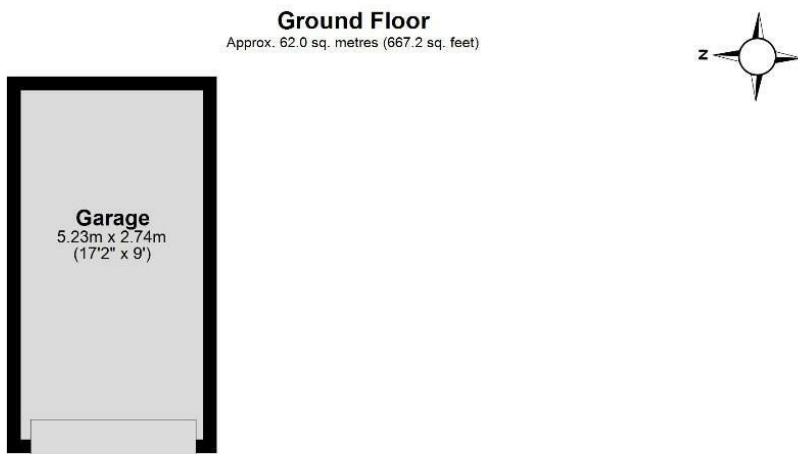
Upstairs, the home offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own private en-suite, complete with a contemporary walk-in shower. The additional bedrooms are serviced by a modern family bathroom featuring a bath with shower-over setup.

To the rear, the property boasts a private garden with a mix of patio and lawn areas. A detached garage adds a degree of privacy from neighbouring properties, while also providing useful storage. Parking is ample, with a driveway accommodating two vehicles and an additional bay space to the front for extra convenience.

Curb appeal is enhanced by a thoughtfully planted front garden and attractive rendered brickwork. Decorative architectural details above the windows and front door complete the stylish exterior.

In a quiet and friendly area of Hugglescote, the home has easy access to the M1 and A511, and there are regular buses through the village. It's a great location with schools, shops, green space, and transport all close by.





Total area: approx. 109.7 sq. metres (1180.3 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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		

England & Wales EU Directive 2002/91/EC

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