

SUPERIOR HOMES

ROYSTON & LUND



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39 Summers Road

Hugglescote | LE67 2ET

Offers In The Region Of £495,000

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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 the Region of £495,000
- 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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Situated in the popular village of Hugglescote, this property enjoys a convenient location with a strong community feel and excellent local amenities close by. The nearby town of Coalville offers a wide range of shops, supermarkets, leisure facilities, cafés and everyday services, while a selection of well-regarded primary and secondary schools are within easy reach, making the area particularly appealing to families.



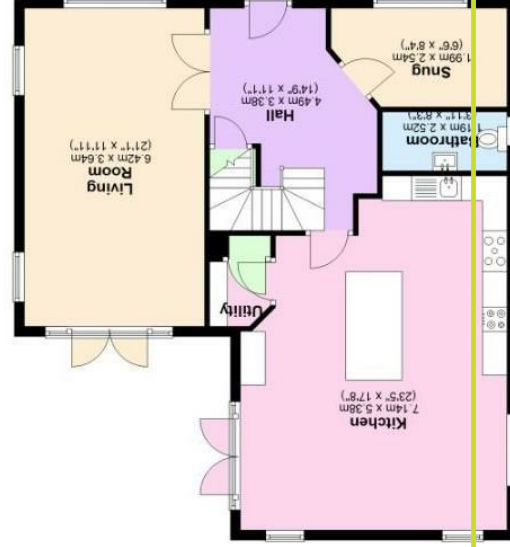
Hugglescote combines the charm of a traditional Leicestershire village with excellent transport connections. The property benefits from easy access to the A42, M42 and wider motorway network, providing straightforward links to Leicester, Nottingham, Derby and Birmingham. Surrounded by attractive countryside and green open spaces, the area offers a balance of rural living and modern convenience, making it a sought-after location for a variety of buyers.



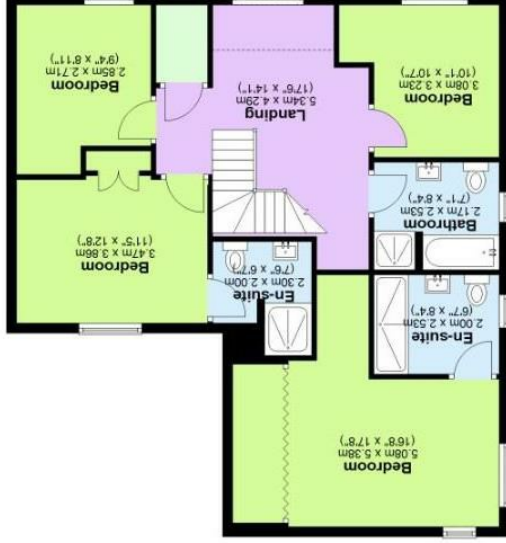
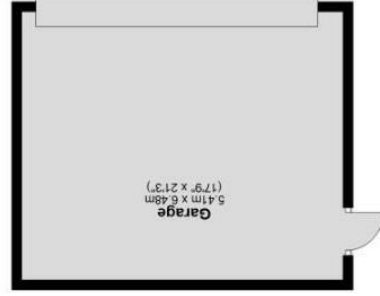
Freehold

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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	2002/91/EC
Very energy efficient - lower CO ₂ emissions	Very energy efficient - higher running costs
(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
Current	Potential
	86
	93

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher 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
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	86
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EPC

