



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





Modern Three-Bedroom Detached Home in Hugglescote – Beautifully Presented Throughout

This modern, contemporary three-bedroom detached home is set within a quiet and friendly part of Hugglescote and is presented to an excellent standard both inside and out.

Welcoming Ground Floor Layout

A bright open hallway gives an immediate sense of space on arrival. To the right, the dual-aspect living room features two large windows that fill the room with natural light, creating a warm and inviting atmosphere.

To the rear, the stylish kitchen–diner serves as the heart of the home. French doors with full-height side panels open onto the garden, enhancing the sense of light and connection to the outdoors. The kitchen is fitted with sleek, integrated appliances—including fridge, oven, gas hob, and extractor—and finished with modern, neutral cabinetry and worktops. Completing the ground floor are a useful utility room and a convenient WC.

Upstairs, three well-proportioned bedrooms offer excellent flexibility for families or home workers. The principal bedroom includes fitted wardrobes and a private en-suite with a contemporary walk-in shower. The remaining bedrooms are served by a modern family bathroom with a bath and shower-over combination.

Attractive Outdoor Space & Practical Extras

The private rear garden provides both patio and lawned areas, ideal for dining, relaxing, or play. A detached garage not only offers additional storage but also adds privacy from neighbouring properties. Parking is generous, with a driveway for two cars plus an additional bay to the front.

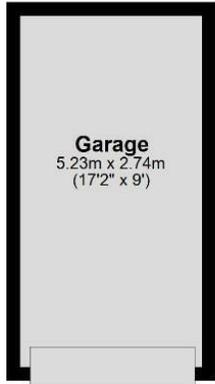
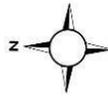
Curb appeal is strong thanks to an attractive rendered exterior, decorative detailing above the windows and door, and a thoughtfully landscaped front garden.

A Well-Connected Village Location

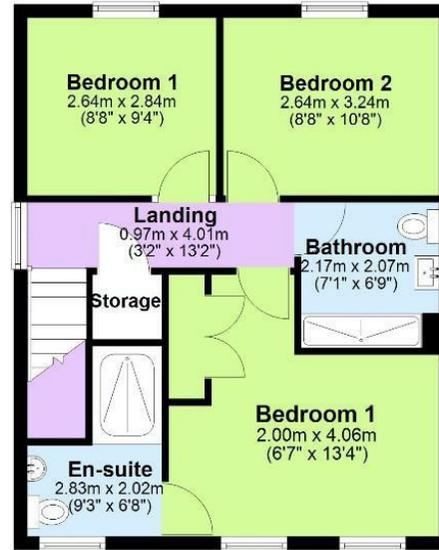
Positioned in a peaceful area of Hugglescote, the home benefits from excellent transport links, including easy access to the M1 and A511 and regular village bus routes. Local schools, shops,



Ground Floor
Approx. 62.0 sq. metres (667.2 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.2 sq. feet)



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		

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