

SUPERIOR HOMES

ROYSTON & LUND



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& L

39 Summers Road

Hugglescote | LE67 2ET

Guide Price £525,000

Guide Price £525,000 - £550,000

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



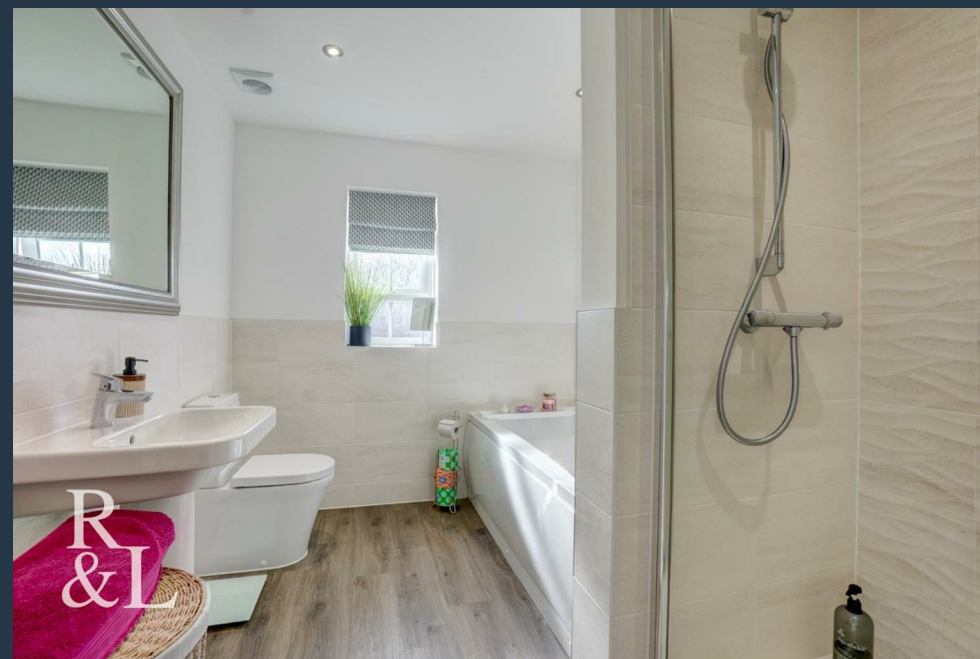


- Guide Price £525,000 - £550,000
- Exceptional Four Bedroom Detached Family Home
- Modern Kitchen/Diner with Built-in Appliances
- Triple Aspect Lounge with Patio Doors to the Garden
- Separate Utility Room, Study, Downstairs WC
- Two En-Suite Shower Rooms and Family Bathroom
- Wrap Around Garden with Patio Area
- Double Garage and Parking for Multiple Vehicles
- Council Tax F // EPC B
- Freehold



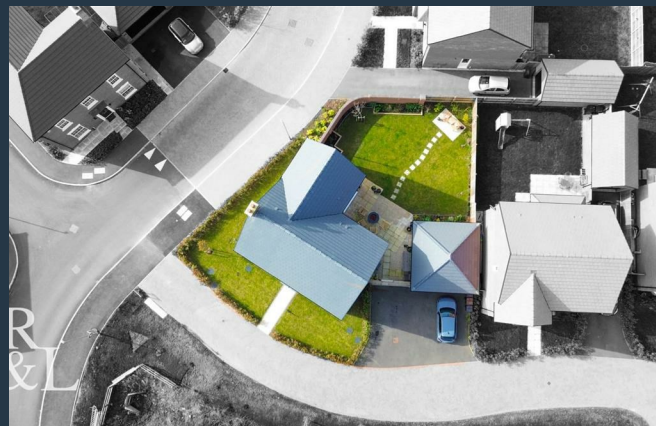


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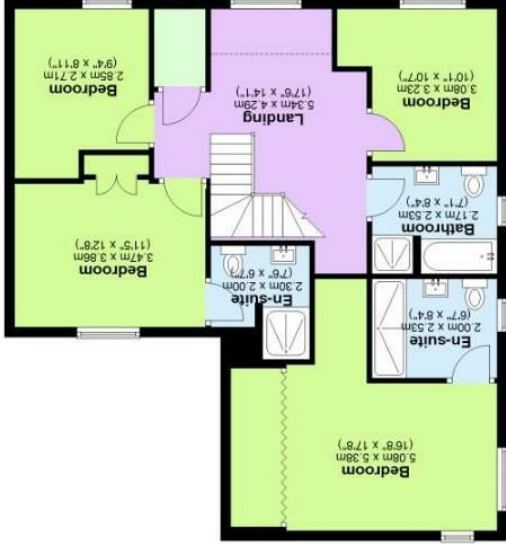
England & Wales		
EU Directive 2002/91/EC		
	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Energy Efficiency Rating		
EU Directive 2002/91/EC		
	Very environmentally friendly -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

EPC

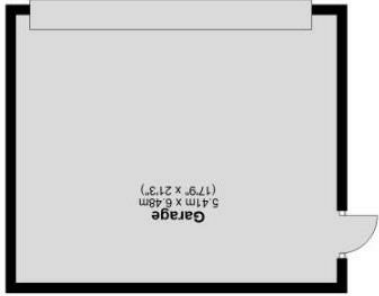


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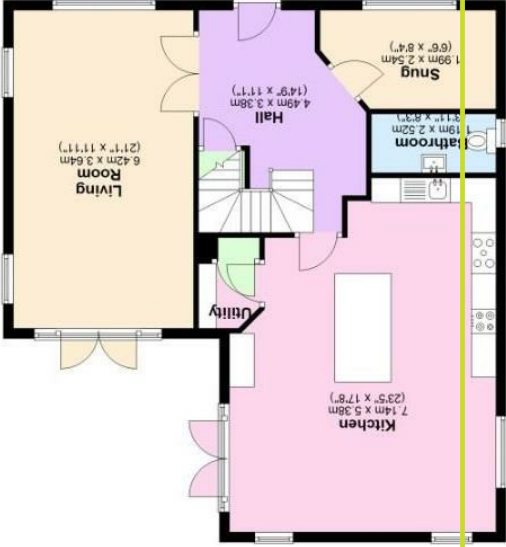
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First Floor
Approx. 84.6 sq. metres (910.3 sq. feet)



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



Ground Floor
Approx. 118.6 sq. metres (1287.7 sq. feet)