

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

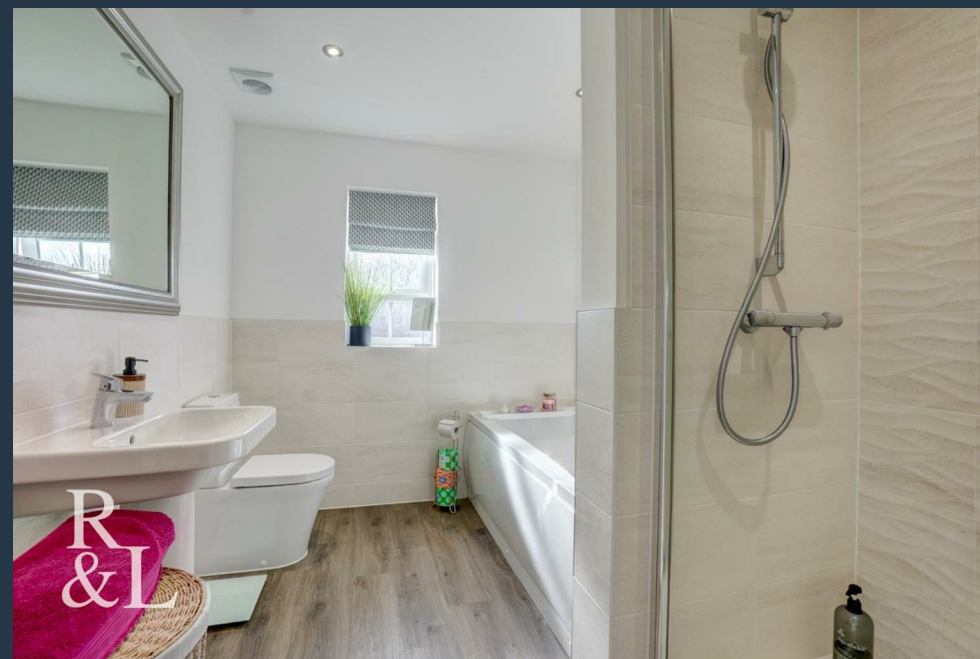




- Guide Price £525,000 - £550,000
- Exceptional Four Bedroom Detached Family Home
- Modern Kitchen/Diner with Built-in Appliances
- Triple Aspect Lounge with Patio Doors to the Garden
- Separate Utility Room, Study, Downstairs WC
- Two En-Suite Shower Rooms and Family Bathroom
- Wrap Around Garden with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

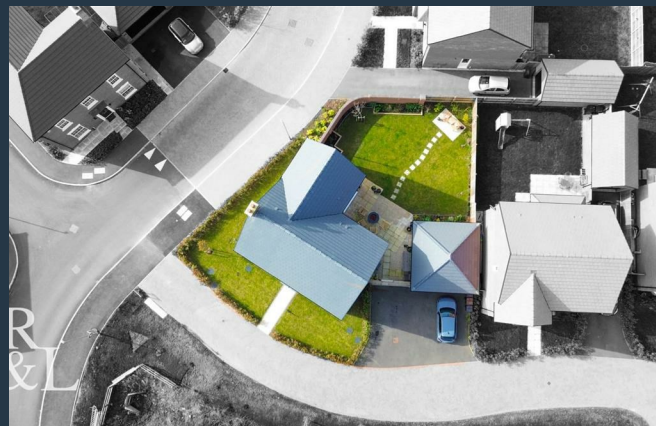


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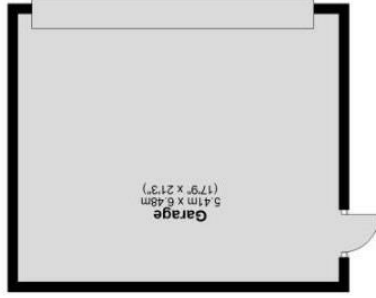
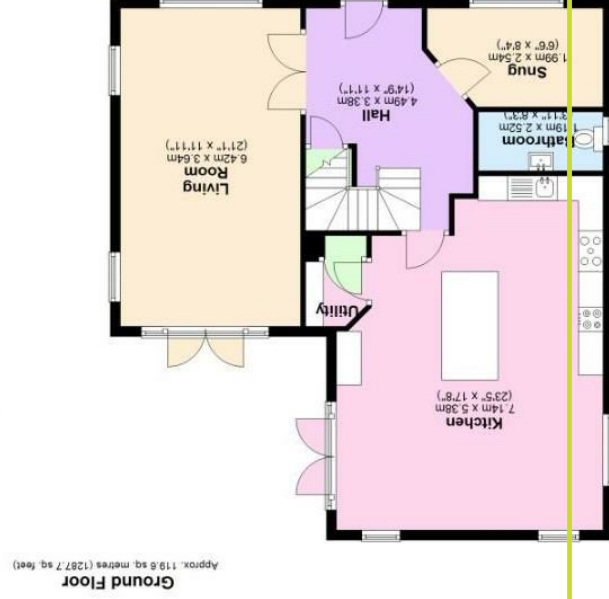




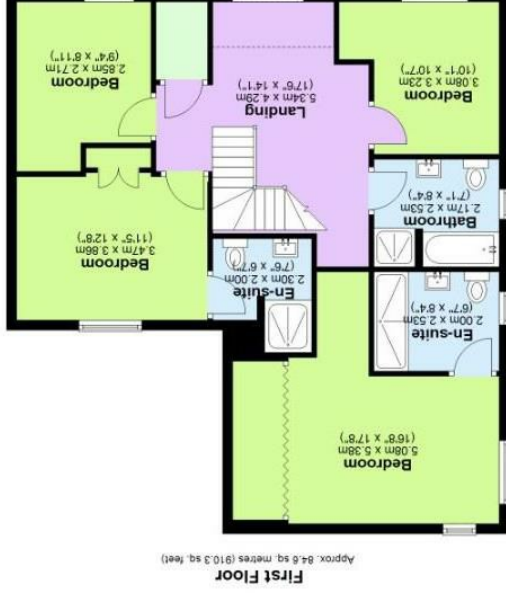
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Total area: approx. 204.2 sq. metres (2198.0 sq. feet)



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

EPC



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