



1 Ash Tree Road, Hugglescote, Coalville, Leicestershire. LE67 2XG

£350,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Tucked away in a quiet cul-de-sac in Hugglescote, this beautifully presented four-bedroom detached home offers space, style, and modern family living. The property boasts driveway parking for multiple cars and a generous layout throughout. The heart of the home is the impressive open-plan kitchen diner, complete with a breakfast bar and French doors leading to the patio—perfect for entertaining. The spacious living room features a charming bay window, flooding the space with natural light. Upstairs, you'll find four double bedrooms, all with sliding wardrobes, including a master bedroom with ensuite. The private rear garden is an ideal retreat, enhanced by a fully powered garden pod/office—ideal for home working or hobbies. Situated close to local amenities and presented to a high standard, this stunning home is not one to miss.

EPC Rating TBC Council Tax Band D

FEATURES

- Four Bedroom Detached Property
- Open Plan Kitchen Diner
- Garden Office With Power & Lighting
- Driveway Parking for Multiple Cars
- Spacious Lounge With Bay Window
- Sliding Wardrobes To All Bedrooms
- EPC TBC
- Council Tax Band D



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entered through a wooden front door, the welcoming entrance hall provides access to the lounge, kitchen diner, and ground floor WC, with stairs rising to the first-floor landing. The space is finished with tiled flooring and pendant lighting, creating a bright and modern first impression.

WC

The ground floor WC features fully tiled walls and flooring, a hand wash basin with vanity unit providing useful storage beneath, a low-flush WC, and pendant lighting.

Lounge

3.35m x 5.21m (11' 0" x 17' 1")

A spacious and inviting room featuring a UPVC bay window to the front aspect, allowing plenty of natural light to fill the space. The room boasts a feature inglenook fireplace with a cast iron log burner, perfect for cosy evenings. Finished with wooden flooring and pendant lighting, the lounge also benefits from double doors opening into the dining area.

Kitchen

4.01m x 3.12m (13' 2" x 10' 3")

A stunning open-plan kitchen that seamlessly flows into the dining area, offering the perfect space for modern family living. The kitchen features spotlights and tiled flooring, with a UPVC window overlooking the rear aspect. It is fitted with a range of matching base and eye-level units complemented by elegant quartz worktops and an undermount Belfast sink. Integrated appliances include a dishwasher, fridge freezer, induction hob, and extractor hood. A breakfast bar provides additional seating, enhanced by pendant lighting above for a stylish finish. A door leads through to the utility/garage space, adding convenience and practicality to this impressive room.

Dining Area

2.92m x 3.40m (9' 7" x 11' 2")

Flowing through from the kitchen in a modern open-plan layout, the dining area is a bright and versatile space. Finished with tiled flooring and spotlights, it offers a seamless connection between the indoor and outdoor living areas, with French doors opening onto the patio in the rear garden—perfect for social gatherings and summer dining.

Garage/Utility

2.46m x 4.83m (8' 1" x 15' 10")

An internal door from the kitchen provides access to the utility area, which offers cupboards for storage, including one housing the boiler, along with worktop space and plumbing for a washing machine and tumble dryer. This area opens into the garage space, providing additional storage options. Please note, the original garage door to the front has been blocked over.

Outside

To the rear, the property boasts a patio area ideal for outdoor seating and dining, featuring a solid wooden pergola structure that acts as a roof, ensuring the space can be enjoyed in all weather conditions. Two steps lead up to an astro turf area, creating a low-maintenance garden enclosed by a brick wall and timber panel fencing for privacy. The garden also benefits from a large garden pod/office, complete with power and lighting—perfect for a home business, hobby room, or creative studio. A side gate provides access to the front of the property, where there is driveway parking for multiple cars. Situated at the end of a quiet cul-de-sac, this home offers a private and peaceful setting ideal for family living.

First Floor

Landing

The carpeted landing features pendant lighting and provides access to all bedrooms, the family bathroom, and a store cupboard housing the water tank. There is also access to the loft hatch, with the loft being boarded to offer valuable additional storage space.



ROOM DESCRIPTIONS

Bedroom One

3.76m x 3.66m (12' 4" x 12' 0")

A very spacious principal bedroom featuring a UPVC window to the front aspect, pendant lighting, and carpeted flooring for a warm and comfortable feel. The room includes sliding wardrobes offering excellent storage space and a door leading to the ensuite.

En Suite

A modern en suite featuring a walk-in shower cubicle with a glass door, low-flush WC, and a sink built into a vanity unit providing useful storage beneath. A UPVC frosted glass window to the side aspect allows natural light while maintaining privacy. The room is finished with a towel rail, wood-effect flooring, and pendant lighting.

Bedroom Two

2.46m x 3.15m (8' 1" x 10' 4")

Another generous double bedroom featuring carpeted flooring, pendant lighting, and sliding wardrobes providing ample storage space. There is a UPVC window to the rear aspect.

Bedroom Three

2.46m x 2.44m (8' 1" x 8' 0")

A well-proportioned bedroom featuring wooden flooring, pendant lighting, and a UPVC window to the rear aspect. The room also benefits from sliding wardrobes.

Bedroom Four

2.51m x 3.43m (8' 3" x 11' 3")

A very spacious fourth bedroom featuring wooden flooring, pendant lighting, and a UPVC window to the front aspect. The room also includes sliding wardrobes.

Bathroom

2.16m x 2.21m (7' 1" x 7' 3")

The family bathroom is fitted with wood-effect flooring and pendant lighting, and features a UPVC frosted glass window to the rear aspect. The suite comprises a bath with shower over, low-flush WC, pedestal hand wash basin, and a heated towel rail.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 4mbps, superfast 39mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and Vodaphone and medium for EE.

Legal Information

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FLOORPLAN

GROUND FLOOR

1ST FLOOR



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