



75 Summers Road, Hugglescote, Coalville, Leicestershire. LE67
2ET

£530,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

"The Henley" – Impressive 5-Bed Detached Family Home | NO CHAIN | Landscaped Garden | Double Garage

A beautifully presented and spacious five-bedroom detached home, built by David Wilson Homes, located on the award-winning Hugglescote Grange development.

This stunning property features a generous lounge with French doors to the garden, modern kitchen-diner with breakfast bar, bay-fronted dining room, and separate utility. Upstairs offers five bedrooms, two en suites, a stylish family bathroom, and a versatile fifth bedroom perfect as a study or home office.

Outside, enjoy a landscaped rear garden, detached double garage, and driveway parking for four cars. Perfect for growing families and those seeking space and style in a fantastic location.

NO CHAIN – ready to move into. Contact Reddington Sales & Lettings now to book your viewing!

EPC RATING B COUNCIL TAX BAND F

FEATURES

- Five Bedroom Detached Property
- Two En Suite's & Family Bathroom
- Open Plan Kitchen Layout
- Enclosed Rear Garden
- Sought After Location
- Double Detached Garage & Parking For Multiple Cars
- Close To Local Amenities
- EPC Rating B
- Council Tax Band F



ROOM DESCRIPTIONS

Ground Floor

Hall

Upon entry through a stylish composite front door, you are welcomed by a generous entrance hallway that immediately sets the tone for the rest of the home. Featuring engineered oak flooring and a carpeted staircase leading to the first floor, this inviting space combines practicality with warmth, creating a lasting first impression.

Dining

4.3m x 3.2m (14' 1" x 10' 6") The formal dining room is another versatile reception space, featuring a charming bay window to the front and an additional side window that together flood the room with natural light. Whether used as a traditional dining area, a playroom, or a teenage snug, this room enhances the property's flexible layout and offers plenty of potential to suit a variety of lifestyle needs.

Kitchen Family Breakfast Area

6.6m x 5.6m (21' 8" x 18' 4") At the heart of the property is a stunning open-plan kitchen/family room with a breakfast area, complete with a breakfast bar – perfect for both day-to-day family life and entertaining guests. This light and airy space benefits from UPVC double-glazed windows to both the side and rear aspects, as well as patio doors opening out onto the rear garden. The kitchen features a range of base and wall-mounted units, a five-ring gas hob with extractor hood, integrated oven, dishwasher, and fridge/freezer.

Utility

2.4m x 1.6m (7' 10" x 5' 3") A separate utility room adds further convenience to the home, featuring a stainless steel sink, matching units for additional storage, and plumbing for further appliances such as a washing machine or tumble dryer. A door provides direct access to the patio, making this a practical and functional space for everyday household tasks.

WC

2.3m x 1.6m (7' 7" x 5' 3") Also on the ground floor is a convenient guest WC, fitted with a low-flush toilet and a pedestal wash basin ideal for visitors and day-to-day use. Adjacent to this is a large storage cupboard, providing valuable space to keep household items neatly tucked away and helping to maintain an uncluttered living environment.

Lounge

7m x 4.3m (23' 0" x 14' 1") The main lounge is an excellent size, boasting a bay window to the front, patio doors to the rear garden, and double doors from the hallway – creating a flowing space ideal for larger families. The main lounge is an excellent size, boasting a bay window to the front, patio doors to the rear garden, and double doors from the hallway – creating a flowing space ideal for larger families.

First Floor

Landing

Bedroom One

6.6m x 4.4m (21' 8" x 14' 5") Bedroom One is a generous double room, featuring fitted wardrobes that offer excellent storage solutions while maintaining a sleek and uncluttered look. The space is further enhanced by a stylish en suite, complete with a double shower, WC, and wash basin—creating a private and luxurious retreat ideal for relaxation at the end of the day.

En Suite One

2.6m x 1.3m (8' 6" x 4' 3")

Bedroom Two

3.9m x 3.2m (12' 10" x 10' 6") Bedroom Two also benefits from fitted wardrobes and its own en suite shower room, offering both convenience and privacy. Well-sized and thoughtfully designed, it's an ideal space for guests or older children, providing a comfortable and self-contained retreat within the home.



ROOM DESCRIPTIONS

En Suite Two

2.6m x 1.3m (8' 6" x 4' 3")

Bedroom Three

3.7m x 3.1m (12' 2" x 10' 2") Bedroom Three is a well-proportioned double, offering ample space for a full suite of bedroom furniture. With generous dimensions and plenty of natural light, this room provides a comfortable and versatile space—ideal for guests, a growing family, or a home office setup.

Bedroom Four

3.4m x 3.2m (11' 2" x 10' 6") Offering ample space for furnishings and personalisation. These rooms benefit from generous natural light and are ideal for use as guest rooms, children's bedrooms, or comfortable home offices. Their versatile layout ensures they can accommodate a range of lifestyle needs while maintaining a bright and inviting atmosphere.

Bathroom

3m x 2.3m (9' 10" x 7' 7")

The family bathroom is a stylish four-piece suite comprising a low-flush WC, pedestal wash basin, panelled bath, and a separate shower. Finished with part-tiled walls, a heated towel rail, laminate flooring, and a UPVC double-glazed window to the rear aspect, it is perfectly designed for all the family's needs.

Bedroom 5/Study

2.8m x 2.3m (9' 2" x 7' 7") Bedroom Five, currently used as a study, offers excellent flexibility to suit your needs. Whether as a dedicated remote working space, a nursery, or an additional guest room, this adaptable room provides a quiet and comfortable environment, making it a valuable addition to the home.

Rear Garden

The rear garden is fully enclosed by timber panel fencing, providing a private and secure outdoor space. Beautifully landscaped, it features two distinct patio areas—one of which enjoys the added privacy of a brick boundary wall, perfect for relaxing or entertaining. A side gate offers convenient access to the generous double-width driveway, which provides off-road parking for up to four vehicles. Additionally, the detached double garage is fitted with two up-and-over metal doors, as well as power and lighting, adding further practicality and storage options.

Agents Notes

This property is believed to be of standard construction. The property does pay an annual service charge. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 5mbps, superfast 74mbps and ultrafast 1800mbps Mobile signal strengths are strong for O2, EE and Vodafone and medium for Three.

Legal Information

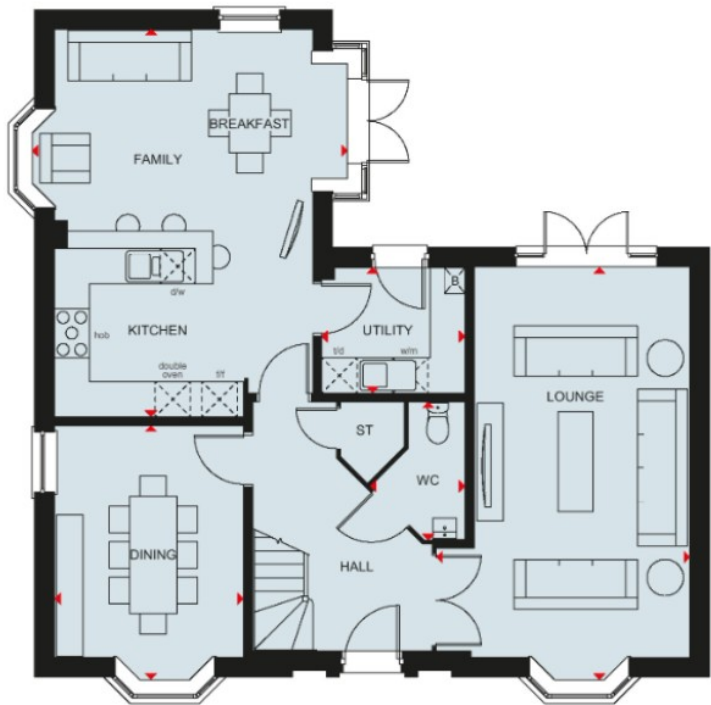
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FLOORPLAN & EPC



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