



73 Launceston Drive, Hugglescote, Coalville, Leicestershire. LE67 2HW

- Beautifully presented 2 bedroom bungalow
- Detached property
- Modern fitted kitchen
- Fully tiled shower room
- Light and airy rooms
- Front, side & rear gardens
- Garage and Driveway
- EPC Rating C
- Council Tax Band C



PROPERTY DESCRIPTION

Immaculate Two-Bedroom Detached Bungalow

Perfect for Couples Seeking a Modern, Low-Maintenance Home

This beautifully presented two-bedroom detached bungalow is ideal for couples looking for a cosy and contemporary residence that requires no upgrading. Featuring modern interiors and an abundance of natural light throughout, this home provides the perfect blend of comfort and convenience.

Key Features:

- Spacious reception room with ample natural light, perfect for relaxation or entertaining guests.
- Recently refurbished kitchen/diner with modern appliances, stylish black worktops, white cabinetry, and space for dining.
- Two generously sized bedrooms, with the second bedroom offering flexibility as an additional reception room or office.
- Contemporary shower room with a corner shower cubicle, heated towel rail, and vanity unit for extra storage.
- Lovely, well-maintained gardens surrounding the property, perfect for enjoying outdoor living.
- Garage and driveway offering ample parking space, including room for a caravan.
- Excellent location with nearby public transport links, schools, and local amenities.

EPC Rating C : Council Tax Band C



ROOM DESCRIPTIONS

Entrance Porch

The property is entered via a UPVC entrance porch to the front of the property, with a door leading into the sitting room.

Reception Room

5.82m x 2.95m (19' 1" x 9' 8")

This bright and spacious room features two large UPVC windows to the front and an additional window to the side, providing plenty of natural light. With pendant lighting, a radiator, and soft carpeting, it's the perfect space to relax and unwind. The sitting room also provides access to the inner hallway, leading to the bedrooms, shower room, and kitchen.

Kitchen / Diner

3.73m x 2.95m (12' 3" x 9' 8")

The fully fitted kitchen boasts a sleek design with black worktops, white cupboards, and drawers. Modern integrated appliances include an oven and four-ring gas hob, with a stainless steel sink and mixer tap. A tiled splashback, laminate flooring, and a large UPVC window overlooking the side add to the contemporary feel. The kitchen also offers space for a fridge-freezer and direct access to the rear garden via a UPVC door.

Master Bedroom

3.5m x 3.07m (11' 6" x 10' 1")

The master bedroom is a bright and welcoming space, with a large UPVC window that lets in plenty of natural light. It features pendant lighting, a radiator, and soft carpeting, creating a relaxing atmosphere.

Bedroom 2

3.4m x 3.07m (11' 2" x 10' 1")

This versatile room can be used as a second bedroom, additional reception space, or a home office. It features a UPVC window to the side elevation, pendant lighting, and soft carpeting, making it a light and airy space.

Shower Room

1.93m x 1.73m (6' 4" x 5' 8")

The stylish shower room is fully tiled and features a modern white suite, including a corner shower cubicle, WC, wash hand basin with a vanity unit, and a heated towel rail for added comfort.

Outside

The bungalow is surrounded by well-maintained gardens, perfect for outdoor relaxation. The property also includes a garage and a driveway, offering convenient parking options and space for a caravan if desired.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water, sewerage. Broadband speeds are standard 5mbps, superfast 66mbps and Ultrafast 1000mbps. Mobile signal strengths are high for O2 & Vodaphone and medium for EE and Three.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.



FLOORPLAN & EPC



Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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