



**11 Peggs Grange, Hugglescote, Coalville, Leicestershire. LE67
2GT**

90% Equity Share £140,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

FOR THE OVER 55'S. Reddington Sales & Lettings are pleased to present to market this well presented, 2 double bedroom semi detached bungalow, for the over 55's. The property is located on a quiet cul-de-sac in the popular village of Hugglescote with a driveway to the front and a low maintenance rear garden with a countryside outlook. Offered with NO UPWARDS CHAIN, accommodation comprises; entrance hall, lounge, kitchen, 2 double bedrooms and a shower room. Warden controlled with alarms throughout the property.

EPC rating D, Council tax band B. Tenure- Leasehold

Please note the property is offered at 90% market share. EMH Association are the leaseholder and managing agent. There is a monthly service charge of £126pcm (tbc).

FEATURES

- For the over 55's
- Warden controlled
- NO UPWARD CHAIN
- Well presented bungalow
- Two double bedrooms
- Lawn & patio area
- Driveway
- 90% Shared Ownership
- Tenure- Leasehold
- Council Tax Band B
- EPC Rating D



ROOM DESCRIPTIONS

Entrance Hall

The property is entered via UPVC double door into entrance hall with pendant lighting, cupboard housing consumer unit, wooden glazed door into sitting room.

Sitting Room

4.83m x 3.04m (15' 10" x 10' 0")

UPVC double glazed window to front aspect, this is a spacious room with pendant lighting, storage heater, smoke alarm and carbon monoxide detector, accessible wall sockets, TV aerial point and Intercom.

Inner Hallway

Pendant lighting, smoke alarm and isolation switches for bathroom, cupboard housing hot water tank in including immersion timers.

Kitchen

3.55m x 2.20m (11' 8" x 7' 3")

Fitted kitchen with tiled splashback, drainer sink with mixer tap set over, space and plumbing for freestanding fridge freezer, washing machine and electric oven, tumble dryer. Smoke alarm, heater, UPVC double glazed window, door opening onto patio area.

Bedroom 1

3.55m x 2.11m (11' 8" x 6' 11")

Bedroom one currently being used as a separate dining room. UPVC double glazed window to front aspect, storage heater, accessible sockets, cupboard providing hanging and storage, and Shell pendant lighting.

Bedroom 2

3.83m x 2.99m (12' 7" x 9' 10")

UPVC double glazed window to rear aspect, wall mounted electric heater, accessible sockets and pendant lighting.

Shower Room

2.41m x 1.72m (7' 11" x 5' 8")

Fully fitted wet room with Myra Advance Black electric shower over wall mounted accessible wash basin, low flush WC, fully tiled to 2 walls with sliding wall and ceiling mounted shower rail with emergency pull extractor fan, integrated spotlights, heated rail, wall mounted flex heater, shaving unit, access to roof space, frosted double glazed window to rear aspect.

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 7mbps and superfast 80mbps. Mobile signal strengths are strong for EE and O2 and medium strengths for Vodaphone and Three.



ROOM DESCRIPTIONS

Legal Information

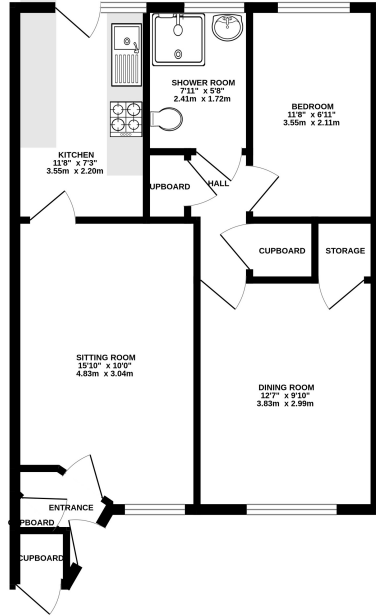
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such 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

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



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TOTAL FLOOR AREA: 561 sq.ft. (52.1 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	