



50 Blackham Road, Hugglescote, Coalville, Leicestershire.
LE67 2DZ

£360,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Situated on a corner plot in a highly desirable cul-de-sac, this beautifully presented four-bedroom detached family home was built by Taylor Wimpey and is of the sought-after Kentdale house type. The property boasts four double bedrooms, a spacious open-plan layout, modern fittings throughout, a single detached garage and excellent parking. Viewing is highly recommended to appreciate the size, location, and presentation of this home.

EPC B Rating Council Tax Band D

FEATURES

- Corner Plot in a Cul-de-Sac Location
- 4 Double Bedrooms
- Modern Kitchen with High-End Integrated Appliances
- Open Plan Layout
- Detached Garage & Driveway
- Modern Fittings Throughout
- Enclosed Rear Garden
- Close to Local Amenities
- EPC B Rating
- Council Tax Band D



ROOM DESCRIPTIONS

Entrance Hall

Entering through a composite door, the spacious hallway boasts sleek hi-gloss grey floor tiles and is illuminated by ceiling lighting. A double-panel radiator provides warmth, while an under-stairs cupboard offers extra storage. Stairs lead up to the first-floor landing, also access to the living room, kitchen, and ground-floor WC.

Kitchen

3.6m x 6.0m (11' 10" x 19' 8")

This immaculately presented kitchen boasts a French Grey fully fitted design, with matching base and eye-level units complemented by chrome handles. High-end integrated appliances include an AEG double oven, AEG microwave, a four-ring gas hob with a stainless steel splashback and extractor fan, an integrated Smeg 50/50 fridge freezer, and a never-used AEG dishwasher. The 1.5-bowl stainless steel sink sits beneath light grey marble-effect worktops with matching upstands. A breakfast bar with built-in storage offers added functionality. The space is illuminated by integrated spotlights, while a UPVC double-glazed window provides natural light. The Ideal Pro Logic boiler is neatly housed in a unit with controls below, and an under-counter plinth heater ensures comfort.

Living Room

3.5m x 6.0m (11' 6" x 19' 8")

This bright and spacious living room features UPVC double-glazed windows and patio doors opening onto the patio area. With a double-panel and single-panel radiator, carpeted flooring, and modern chrome light fittings, the room offers both comfort and style. A media point, wall-mounted thermostat, and fitted blinds to the window and patio doors add to the room's practicality.

WC

This well-appointed ground-floor WC features a low-flush WC and a pedestal wash basin with a tiled splashback. A single-panel radiator provides warmth, while a chrome light fitting and extractor fan ensure a bright and fresh atmosphere. The consumer unit is also neatly housed within the space.

Dining Area

The dining room is bright and inviting, with a UPVC double-glazed window to the front aspect that fills the space with natural light. A double-panel radiator ensures warmth, while feature lighting over the dining area adds a stylish touch.

Utility Room

The utility room offers French Grey fitted units with light grey marble-effect worktops and an integrated AEG washing machine. Integrated spotlights and an extractor fan provide good lighting and ventilation, while a UPVC double-glazed door leads to the side patio. A radiator adds warmth to the space.

Landing

The carpeted landing is fitted with chrome lighting and a radiator. It includes access to the roof space, a cupboard for the pressurised system with tank, and additional space for a vented tumble dryer.

Bedroom One

3.5m x 3.4m (11' 6" x 11' 2")

The spacious double bedroom features a UPVC double-glazed window to the side, offering views over the garden. With a radiator, feature lighting, and carpeted flooring, the room is both comfortable and stylish.



ROOM DESCRIPTIONS

Ensuite

The ensuite features a double shower, complemented by integrated spotlights and an extractor fan. It includes a low-flush WC, a pedestal wash basin with a tiled splashback and mixer tap, and practical vinyl flooring.

Bedroom Two

3.64m x 2.99m (11' 11" x 9' 10")

Bedroom two is a comfortable double, featuring a UPVC double-glazed window to the side aspect. The room is warmed by a single-panel radiator, with feature lighting and carpeted flooring.

Bedroom Three

3.0m x 2.95m (9' 10" x 9' 8")

Bedroom three is a double room with dual aspect, featuring two UPVC double-glazed windows to the front and side elevations. A double single-panel radiator provides warmth, while feature lighting and carpeted flooring complete the space.

Bedroom Four

3.1m x 2.5m (10' 2" x 8' 2")

Bedroom four is a versatile double room, currently used as a dressing room. It features a UPVC double-glazed window to the front aspect, a single-panel radiator, and stylish feature lighting.

Bathroom

The bathroom features a white three-piece suite, including a low-flush WC, pedestal wash basin, and a bath with a part-tiled splashback. A UPVC frosted window to the front aspect provides natural light, while vinyl flooring adds practicality. The space is well-lit with lighting and an extractor fan.

Outside

The rear garden offers gated side access and is mainly laid to lawn, complemented by a feature patio area, perfect for outdoor relaxation. Mature shrubs add privacy and greenery, while an outside tap and sockets provide added convenience.

There is a detached garage and driveway for parking.

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 5mbps, superfast 80mbps and Ultrafast 1000mbps. Mobile signals are medium strength for EE, O2 and Vodafone and low for 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(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	