



7 Blackham Road, Hugglescote, Coalville, Leicestershire. LE67  
2DY

£370,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

IMMACULATE EX SHOW HOME! Reddington Sales & Lettings take pleasure in bring to market this stunning 4 DOUBLE BEDROOM DETACHED ex show home property, which is located on the desirable Taylor Wimpey development in the village of Hugglescote. This property offers incredible living space throughout including an impressive kitchen/diner spanning the length of the whole property, 2 reception rooms and 3 out of the 4 double bedrooms offering fitted wardrobe space. Externally, there are front and rear landscaped gardens and a driveway providing off road parking comfortably for 2 cars. Viewing is HIGHLY RECOMMENDED in order to appreciate the presentation, upgrades and the plot size!

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

## FEATURES

- 4 double bedrooms
- Ex show home- £1000's of UPGRADES
- Off road parking and garage
- Impressive kitchen diner
- Front and rear gardens
- Desirable village location
- Large lounge with French doors leading to the rear
- Separate dining room/study
- EPC B
- Council Tax Band D
- Tenure- Freehold



# ROOM DESCRIPTIONS

## Front

An extremely attractive frontage featuring a well maintained, laid to lawn front garden with a hedged frontage, tarmac driveway providing ample off road parking and access to the brick built garage with up and over front door. There is also an electric car charging point installed to the wall at the end of the driveway. Inside the garage has power and lighting.

## Entrance Hall

A welcoming entrance with heating radiator, ceiling spotlights, tiled flooring, storage cupboard, stairs leading to the first floor and door access to the family room, WC/utility, kitchen and living room.

## WC/Utility

A spacious utility area fitted with a range of base units and worktop over. With stainless steel single bowl sink and drainer with mixer tap, WC, chrome heated towel rail, tiled flooring and ceiling spotlights.

## Kitchen

4.79m x 3.33m (15' 9" x 10' 11") A stunning, high specification kitchen which is fitted with a selection of fitted wall and base units with granite worktops over. With inset sink and mixer tap, breakfast bar island, integrated electric hob with extractor hood over, double oven and fridge/freezer. uPVC double glazed window to the front, heating radiator, ceiling spotlights and tiled flooring.

## Lounge

4.75m x 3.91m (15' 7" x 12' 10") A stunning, bright and spacious living area featuring uPVC double glazed French doors leading out to the garden, heating radiator, ceiling pendant lighting and carpeted.

## Family Room

3.07m x 2.66m (10' 1" x 8' 9") A lovely extra reception room which can be used as another sitting room or snug! With uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and tiled flooring.

## Dining Room

3.91m x 3.26m (12' 10" x 10' 8") Open plan from the kitchen, the dining room offers spacious family living and entertaining space. With uPVC double glazed French doors leading out to the rear, heating radiator, ceiling pendant lighting and tiled flooring.

## Stairs & Landing

Carpeted stairs leading up from the ground floor entrance hall. Landing giving access to a storage cupboard, all 4 bedrooms and the bathroom.

## Bathroom

A modern and high specification family bathroom, fitted with a white three piece suite consisting of bath with wall mounted mains shower and shower screen, WC, hand wash basin, tiled walling, tiled flooring, chrome heated towel rail, uPVC double glazed window to the rear and ceiling spotlights.

## Master Bedroom

4.68m x 3.26m (15' 4" x 10' 8") An impressive master bedroom suite with uPVC double glazed window to the front, fitted wardrobe storage, heating radiator, ceiling pendant lighting, carpeted and door access to the en-suite shower room.

## En-suite Shower Room

A high specification and modern en-suite with double step in shower enclosure with wall mounted mains shower and sliding doors, WC, hand wash basin, chrome heated towel rail, tiled walling, tiled flooring and ceiling spotlights.

## Bedroom 2

4.01m x 3.33m (13' 2" x 10' 11") A good double sized bedroom with uPVC double glazed window to the front, heating radiator, fitted wardrobe storage, ceiling pendant lighting and carpeted.

## Bedroom 3

3.36m x 4.72m (11' 0" x 15' 6") A good double sized bedroom with uPVC double glazed window to the rear, heating radiator, fitted wardrobe storage, ceiling pendant lighting and carpeted.

## Bedroom 4

3.82m x 2.54m (12' 6" x 8' 4") A good double sized bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

## Rear Garden

A beautiful, large and landscaped rear garden which is ideal for entertaining and for enjoying the outdoors! There is a smart laid to lawn area along with slabbed stepping stones, slabbed patio area, mature planted borders and a corner decking area with pergola. There is also outside power sockets to the decking and to the wall of the property as well as outside security lighting.

## Agents Note

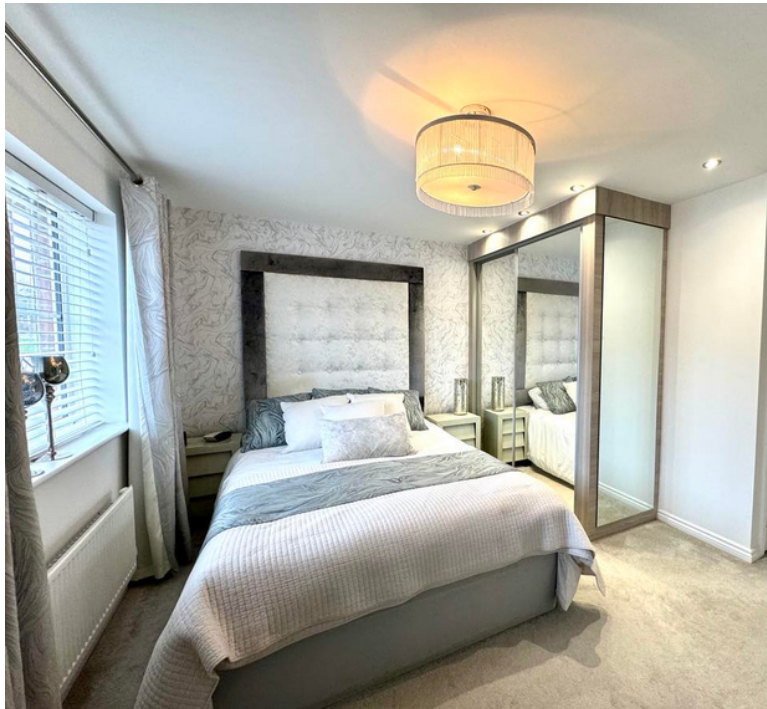
The property is standard built construction. The property is connected to mains gas, electricity and sewerage. The broadband speeds are (standard 5mbps, superfast 80mbps, ultrafast 1000mbps) Mobile signal strengths are medium strength for O2, EE and Vodafone and weak strength for Three.

## Legals

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 of 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

1ST FLOOR



Whilst every attempt 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	