



7 Walter Pettitt Way, Hugglescote, Coalville, Leicestershire. LE67
2NZ

£295,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Immaculately presented and deceptively spacious, this three-bedroom detached home on a desirable corner plot in an excellent, sought-after area of Hugglescote offers a stylish modern interior with upgraded fixtures throughout, including hot/cold air-conditioning units in the lounge and master bedroom (negotiable within the sale). The ground floor features a bright sitting room with French doors to the garden and a newly installed log burner, a contemporary open-plan kitchen/diner with integrated appliances, and a utility area. Upstairs, the master bedroom benefits from an en-suite and fitted wardrobes, alongside two further versatile bedrooms. Outside, a landscaped garden with paved patio and gated access to covered parking completes this perfect family home. Early viewing is highly recommended to avoid disappointment.

EPC Rating B Council Tax Band D

FEATURES

- Three Bedroom Detached Property
- Spacious Living Room
- Modern Throughout
- Master Bedroom with En Suite
- Corner Plot Position
- Brand New Log Burner To Lounge
- South West Facing Garden
- Off Road Parking
- EPC Rating B
- Council Tax Band D



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Entered via a composite front door into a bright and welcoming hallway, with doors leading to the main reception rooms.

Living Room

3.32m x 5.12m (10' 11" x 16' 10")

A spacious and inviting room benefiting from dual aspects, including a UPVC double-glazed window to the front and French patio doors with glazed side panels opening onto the rear garden. Complete with fitted wooden blinds, two radiators, carpet flooring, a hot/cold air-conditioning unit and a brand new log burner – perfect for year-round comfort.

Ground Floor WC

1.88m x 1.24m (6' 2" x 4' 1")

A generous downstairs cloakroom featuring part-tiled walls, a wall-mounted wash basin with mixer tap, low-level WC, frosted UPVC window to the front with roller blind, radiator, and Amtico-style flooring.

Storage Cupboard

Located off the main hallway, a large walk-in cupboard with shelving, electric light, and power.

Kitchen/Diner

5.3m x 3.75m (17' 5" x 12' 4")

A superb open-plan entertaining space fitted with a modern 'Whisper Grey' kitchen with contrasting marble-effect worktops and upgraded one-and-a-half bowl drainer sink with mixer tap and hose attachment. Integrated appliances include a Zanussi dishwasher, inset electric hob, and AEG double oven, along with an integrated fridge/freezer. Dual aspect UPVC double-glazed windows to the front and side provide excellent light, complemented by ceiling spotlights.

Utility Area

Located under the stairs with additional fitted cabinetry, shelving, and worktop space, housing the boiler unit, with plumbing for both a washing machine and tumble dryer. UPVC double-glazed frosted door to the undercover parking area.

First Floor

Landing

With an additional storage cupboard, UPVC double-glazed rear window, and access to all bedrooms.

Master Bedroom

3.44m x 3.37m (11' 3" x 11' 1")

A well-proportioned double bedroom with UPVC double-glazed front window, fitted double wardrobes with shelving and hanging space, radiator, pendant lighting, media socket, loft access which is part boarded complete with ladder, and a second radiator. Also benefits from a hot/cold air-conditioning unit.



ROOM DESCRIPTIONS

En Suite

2.36m x 1.57m (7' 9" x 5' 2")

A modern suite comprising a double shower enclosure with electric shower, low-level WC, pedestal wash basin, chrome towel radiator, UPVC double-glazed rear window, extractor fan, spotlights, and Amtico-style flooring.

Bedroom Two

4.58m x 3.17m (15' 0" x 10' 5")

A generous double with dual-aspect UPVC double-glazed windows to the front and side, radiator, and carpeted flooring.

Bedroom Three

2.67m x 3.11m (8' 9" x 10' 2")

A versatile room ideal as a third bedroom or home office, with UPVC double-glazed side window, radiator, and carpet flooring.

Bathroom

2.13m x 1.99m (7' 0" x 6' 6")

Outside

Rear Garden

The property sits on an attractive corner plot with a landscaped rear garden enclosed by timber panel fencing. Features include a large paved patio, planted borders, outside tap, external power points, and a gate leading to the covered carport/parking area that has space for 2 cars.

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 6mbps, superfast 36mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and Vodafone and medium for EE and Three. Management charge for the development £17 per calendar month.

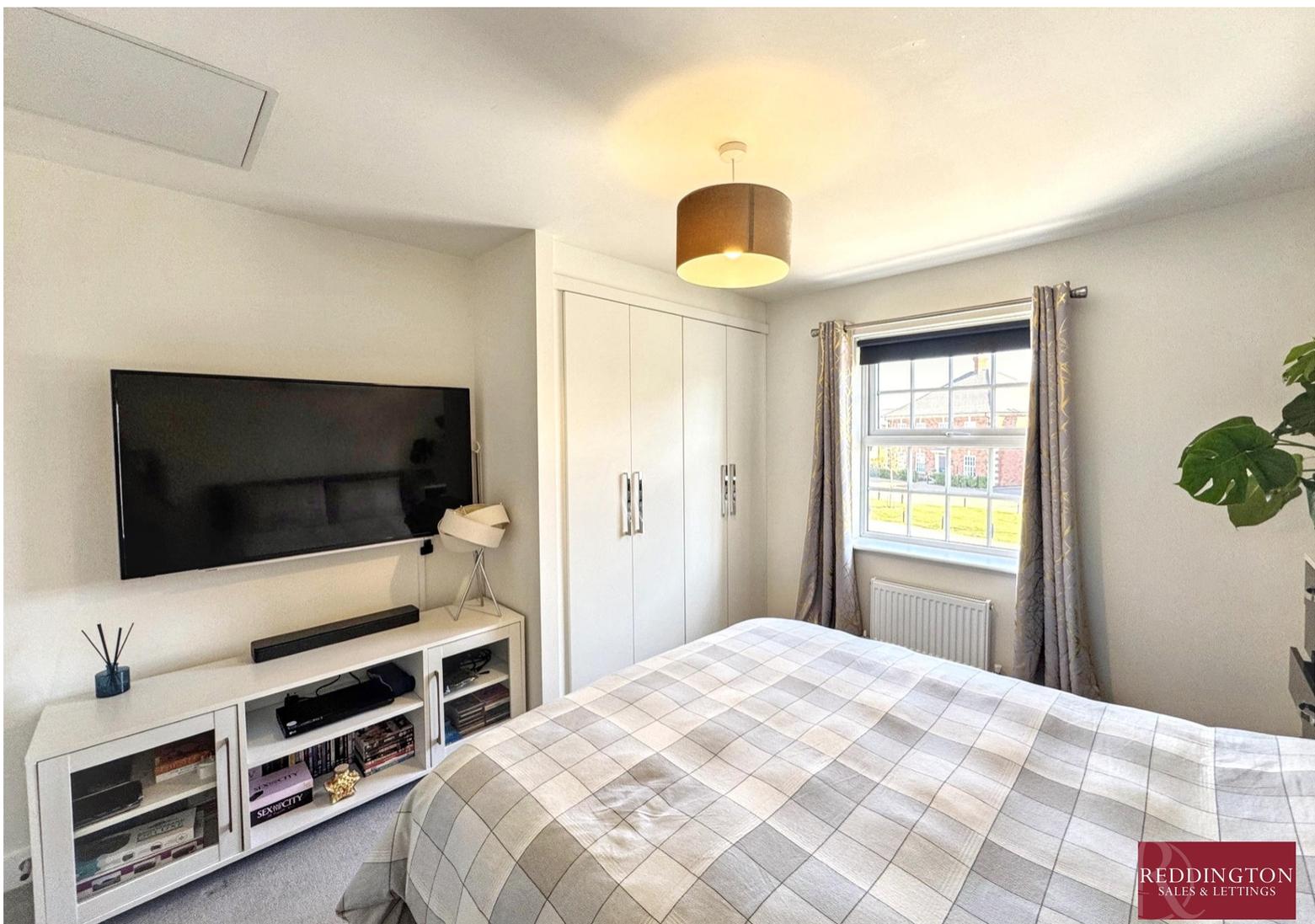
Legal Information

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.





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FLOORPLAN & EPC

Approx Gross Internal Area
97 sq m / 1045 sq ft



Ground Floor
Approx 48 sq m / 521 sq ft

First Floor
Approx 49 sq m / 524 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(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	