



35 Lowe Street, Hugglescote, Coalville, Leicestershire. LE67 2EZ

£400,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

New to the market and located on the highly sought-after Lowe Street in Hugglescote, this stunning one-year-old Davidsons-built Barnwell home offers contemporary family living at its finest. The beautifully presented four-bedroom detached property features four generous double bedrooms, including a luxurious master suite with dressing room and en suite. The spacious open-plan kitchen and dining area is perfect for modern living, complemented by a useful utility room and a bright, airy lounge ideal for relaxation. A dedicated study provides the perfect space for home working. With a garage and driveway parking, this stylish and energy-efficient home represents a fantastic opportunity to purchase a nearly new property in a prime location. Early viewing is highly recommended.

Council Tax Band E EPC Rating B

FEATURES

- Four Bedroom Detached Property
- Open Plan Kitchen Dining Area
- Sought After Location
- Master Bedroom with Dressing Area & En Suite
- Garage & Driveway Parking
- 1 Year Old Davidsons Barnwell Housetype
- Utility & WC
- Spacious Lounge
- EPC Rating B
- Council Tax Band E



ROOM DESCRIPTIONS

Ground Floor

Hallway

Entered via a composite door, the hallway gives access to the study, WC, lounge, and kitchen/diner, with stairs leading to the first floor. Finished with wood-effect flooring and pendant lighting, it offers a bright, modern welcome.

Study

2.68m x 1.85m (8' 10" x 6' 1")

A versatile room currently used as a playroom, featuring carpeted flooring, a UPVC window to the front aspect, and pendant lighting — ideal as a home office, snug, or additional living space.

Sitting Room

3.35m x 4.66m (11' 0" x 15' 3")

A spacious and bright reception room with a UPVC window to the front aspect, carpeted flooring, and pendant lighting, offering a comfortable space for relaxation.

WC

0.91m x 1.73m (3' 0" x 5' 8")

Fitted with a pedestal hand wash basin and low flush WC, this convenient cloakroom features wood-effect flooring and half-height tiling to all walls for a clean, modern finish.

Kitchen/Diner/Family Area

8.22m x 4.99m (27' 0" x 16' 4")

A stunning open-plan space featuring white matching base and eye-level units with marble-effect worktops and wood-effect flooring throughout. The kitchen is fitted with an integrated fridge/freezer, oven and oven microwave, dishwasher, gas hob with extractor hood, and a one-and-a-half bowl stainless steel drainer sink. A breakfast bar area offers casual dining, while French doors set within a glass pod open onto the patio, flooding the room with natural light. The dining area, with pendant lighting and a UPVC window to the rear aspect, provides an inviting space for family meals and entertaining. A door leads conveniently into the utility room.

Utility

1.64m x 1.55m (5' 5" x 5' 1")

Fitted with matching eye-level units to those in the kitchen, this practical space offers plumbing and space for both a washing machine and tumble dryer. A cupboard houses the boiler, while wood-effect flooring and pendant lighting complete the look. There is also an access door leading out to the driveway for added convenience.

Outside

The rear garden is mainly laid to lawn with a patio area ideal for outdoor furniture and entertaining. It is fully enclosed with timber fencing for privacy, and a side gate provides convenient access to the driveway and garage.

First Floor

Stairs & Landing

Carpeted throughout, the stairs and landing feature pendant lighting and provide access to all four bedrooms and the family bathroom. The landing also benefits from a storage cupboard.

Master Bedroom

3.41m x 3.56m (11' 2" x 11' 8")

A spacious and bright double room with carpeted flooring and a UPVC window to the front aspect. The room flows seamlessly into a dressing area and has a door leading to the en suite.

Dressing Room

2.40m x 1.43m (7' 10" x 4' 8")

A stylish carpeted space featuring fully fitted modern white wardrobes providing ample storage, complemented by spotlighting and a UPVC window to the front aspect for natural light.



ROOM DESCRIPTIONS

En-Suite

1.55m x 1.85m (5' 1" x 6' 1")

Finished to a high standard with wood-effect flooring and half-height tiling to all walls, this stylish en suite features a double walk-in shower with full-height tiling and a sliding door, pedestal hand wash basin, and low flush WC. A frosted UPVC window to the side aspect provides privacy, while spotlighting enhances the modern feel.

Bedroom 2

3.71m x 3.44m (12' 2" x 11' 3")

A double bedroom with carpeted flooring, pendant lighting, and a UPVC window to the front aspect. The room also benefits from a useful storage cupboard positioned over the stairs.

Bedroom 3

2.68m x 4.20m (8' 10" x 13' 9")

A comfortable double bedroom with carpeted flooring, pendant lighting, and a UPVC window to the rear aspect.

Bedroom 4

2.83m x 3.16m (9' 3" x 10' 4")

Another double bedroom featuring carpeted flooring, pendant lighting, and a UPVC window to the rear aspect, providing a light and welcoming space.

Family Bathroom

2.56m x 2.16m (8' 5" x 7' 1")

A very modern family bathroom featuring a separate bath with shower attachment and a shower cubicle with full-height tiling and a sliding door. Finished with wood-effect flooring, half-height tiling to all walls, and spotlighting, the room also includes a pedestal hand wash basin, low flush WC, and a frosted UPVC window to the 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 8mbps, superfast 33mbps and ultrafast 1800mbps. Mobile signal strengths are strong for EE, Vodaphone, O2 and Three. A service charge will apply to this development; however, it has not yet come into effect. The charge will commence once all building works on the development are completed.

Legal Information

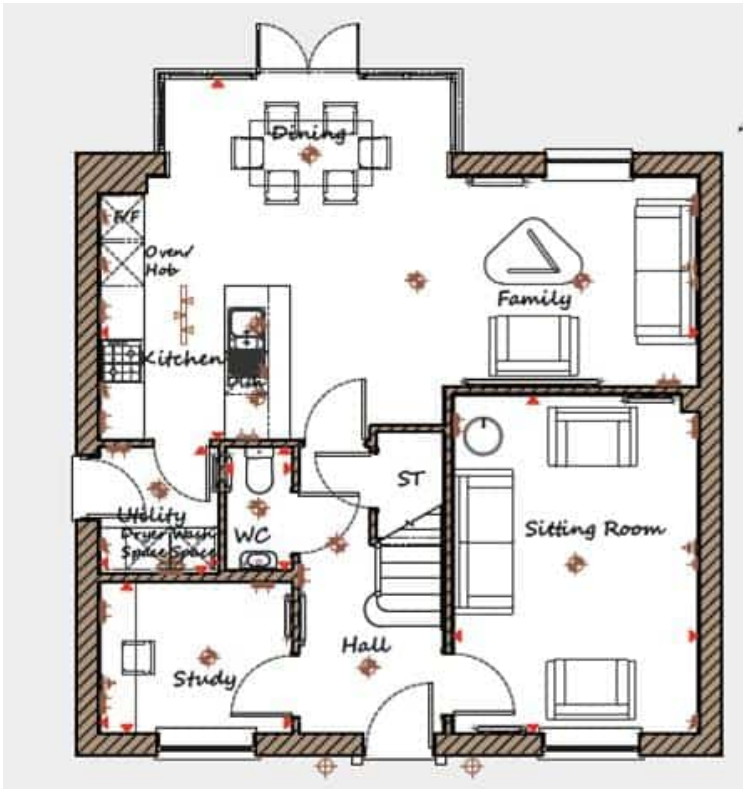
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FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(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	