

**FOR SALE**

£350,000 Freehold



# 43 Usherwood Way, Hugglescote, Coalville, Leicestershire. LE67 2HN

- Immaculately Presented
- Four double bedrooms
- Many upgrades to include flooring, tiles, wardrobes
- Located Forest side of Coalville
- Landscaped rear garden
- EPC Rating B
- Excellent commuter links
- Outstanding open plan kitchen/diner
- Excellent bedroom sizes with fitted wardrobes
- EPC rating B
- Council tax band D



**Reddington Sales & Lettings**  
20-22, Main Street, Thringstone, Coalville, LE67 8NA

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## PROPERTY DESCRIPTION

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A four bedroom detached home located in the much sought after village of Hugglescote benefiting from integral garage and private parking for two cars. Built by Davidsons in 2021 it still has 8 years remaining on the NHBC Warranty on the build. A fabulous 4 bedroom home with very flexible space built with modern day family living in mind. This a ready to move in to home and is close to all amenities including lovely country walks, excellent schools, shops and to motorway links including the M1 and the M42. Hugglescote is a quiet village within a few miles of the bustling market town of Ashby where there is an abundance of shops, restaurants, library and a leisure centre.

EPC Rating B Council Tax Rating D North West Leicestershire



## ROOM DESCRIPTIONS

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### Entrance Hall

Has double glazed composite door with stairs rising to the first floor, access to under stairs storage, radiator and all rooms leading off.

### Living Room

5.21m x 3.51m (17' 1" x 11' 6")

Having bay fronted glazed window to front and two radiators.

### Living Kitchen Diner

6.05m x 4.57m (19' 10" x 15' 0")

Having a comprehensive range of modern wall and base grey gloss units with complimentary worktop and breakfast bar (fitted additionally). There is an integrated double oven and grill with a four ring gas hob, integrated fridge/freezer, sink and drainer with mixer tap, double glazed rear bay window and French doors, overlooking the rear garden, radiator and quality flooring.

### Cloakroom/Downstairs WC

Fitted with WC and wash hand basin, tiled splashback and quality flooring. The downstairs bathroom features a state-of-the-art TOTO Japanese toilet, fully integrated with the home's water and electrical systems. This advanced toilet includes a built-in bidet function, featuring customisable temperature and spray settings for a comfortable and hygienic experience.

### Utility Room

1.83m x 1.57m (6' 0" x 5' 2")

Having a range of base units with rear further access door to garden, space and plumbing for appliances and quality flooring.

### Landing

Having radiator and double glazed window along with access to the airing cupboard.

### Master Bedroom

3.63m x 3.53m (11' 11" x 11' 7")

Having double glazed bow window with radiator.

### Dressing Area

2.21m x 1.98m (7' 3" x 6' 6")



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>92</b>
(81-91)	<b>B</b>	<b>83</b>	
(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>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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