



18 Massey Close, Hugglescote, Coalville, Leicestershire. LE67 2JE

£435,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

INCREDIBLE POSITION! Reddington Sales & Lettings take pleasure in bringing to market this STUNNING 4 DOUBLE BEDROOM detached property, which occupies a favourable and highly desirable plot on a popular development in the village of Hugglescote. Built by Davidsons in 2020, formally known as the Barnwell, this property is of show home condition and standard throughout and contains £1000's WORTH OF UPGRADES AND EXTRAS. There is a stunning open countryside outlook to the front and with the property standing at the end of a private driveway, the views are completely uninterrupted! There is ample off road parking with a large driveway and a further guest parking space to the front. Viewing is HIGHLY recommended to appreciate this one of a kind property!

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

Agents Note- Property is fully alarmed with security cameras and lighting to the front, side and rear of the property. There is also hard-wired internet throughout the property

FEATURES

- INCREDIBLE position
- Stunning front outlook
- £1000's worth of extras
- 4 double bedrooms
- Dressing room to master
- Landscaped front and rear
- Ample off road parking
- 5 years plus NHBC warranty remaining
- Georgian inspired
- EPC B
- Tenure- Freehold
- Council Tax Band E
- Garage and driveway



ROOM DESCRIPTIONS

Front

A very attractive front with extremely well maintained front landscaped garden consisting of a planted bed, gravelled bed and then laid to lawn. A slabbed pathway takes you up to the front door. To the side is a large tarmac driveway that provides off road parking for 3 cars and then there is a further guest parking space at the front. Further than that are beautiful unspoilt countryside views!

Entrance Hall

A large and welcoming entrance. With Amtico flooring throughout, heating radiator, 2x ceiling pendant lighting and door access to the lounge, study, WC and kitchen/diner.

Kitchen/Diner

8.22m x 4.81m (27' 0" x 15' 9") A stunning and tasteful kitchen/dining/living space. Fitted with a selection of wall and base units, plus extra matching units that the current owners have added. With worktop over, integrated double oven with microwave, gas hob & extractor hood, dishwasher and fridge/freezer. Stainless steel bowl and drainer with mixer tap and utility room access providing extra worktop space and units along with space and plumbing for washing machine and drier. To the rear is a feature uPVC double glazed bay floor to ceiling windows with French doors leading out and a seating area down the bottom with a further window, two heating radiators and ceiling pendant lighting. All with Amtico flooring throughout.

Lounge

3.35m x 4.66m (11' 0" x 15' 3") A bright and spacious living area complete with a feature floating integrated flame effect electric fireplace. With uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Study

2.71m x 6.10m (8' 11" x 20' 0") A great sized study with uPVC double glazed window to the front, fitted desk, heating radiator, ceiling pendant lighting and carpeted.

WC

A handy ground floor cloakroom accessed from the entrance hall. With low level WC, upgraded vanity unit hand wash basin, heating radiator, vinyl flooring and ceiling pendant lighting.

Stairs & Landing

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

Family Bathroom

2.56m x 2.16m (8' 5" x 7' 1") A very large and high specification family bathroom, complete with an upgraded hand wash vanity basin as part of the fitted white 4 piece suite. With panelled bath and shower head, walk in shower enclosure with sliding doors, part tiled walls, heating radiator, wood effect flooring, uPVC double glazed opaque window to the rear and ceiling pendant lighting.

Master Bedroom

3.38m x 3.56m (11' 1" x 11' 8") Dressing Room 2.40m x 1.37m. A very impressive master bedroom suite, complete with a walk in dressing room with a selection of fitted wardrobe storage. With 2x uPVC double glazed windows to the front, heating radiator, ceiling pendant lighting, carpeted and access through to the en-suite.

En-Suite

A high specification en-suite shower room, complete with an upgraded vanity unit hand wash basin. With a uPVC double glazed opaque window to the side, double step in shower enclosure with sliding doors, low level WC, part tiled walls, heating radiator, wood effect flooring and ceiling pendant lighting.

Bedroom 2

3.65m x 3.44m (12' 0" x 11' 3") Double sized bedroom with uPVC double glazed window to the front, wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

2.71m x 4.20m (8' 11" x 13' 9") Double sized bedroom with uPVC double glazed window to the rear, wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 4

2.83m x 3.23m (9' 3" x 10' 7") Double sized bedroom with uPVC double glazed window to the rear, wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

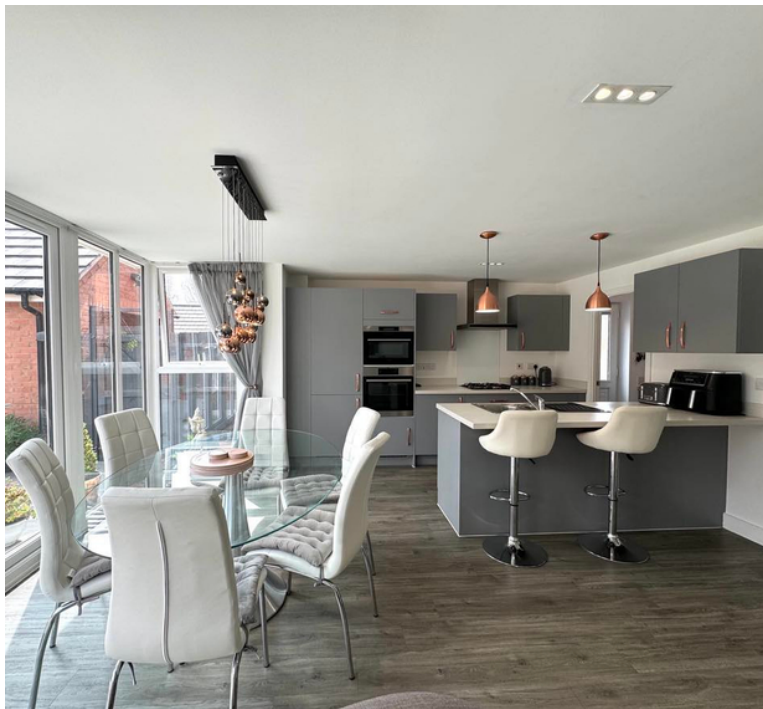
A stunning, landscaped rear garden which has been extensively improved and upgraded by the current owners. Including a large porcelain slabbed patio with stepping stone path leading up to a stylish water feature, raised composite decking corner with pergola and integrated lighting, further slabbed patio base, light to lawn garden, patio spotlights, outside security lighting, fenced and walled boundaries and side gated access.

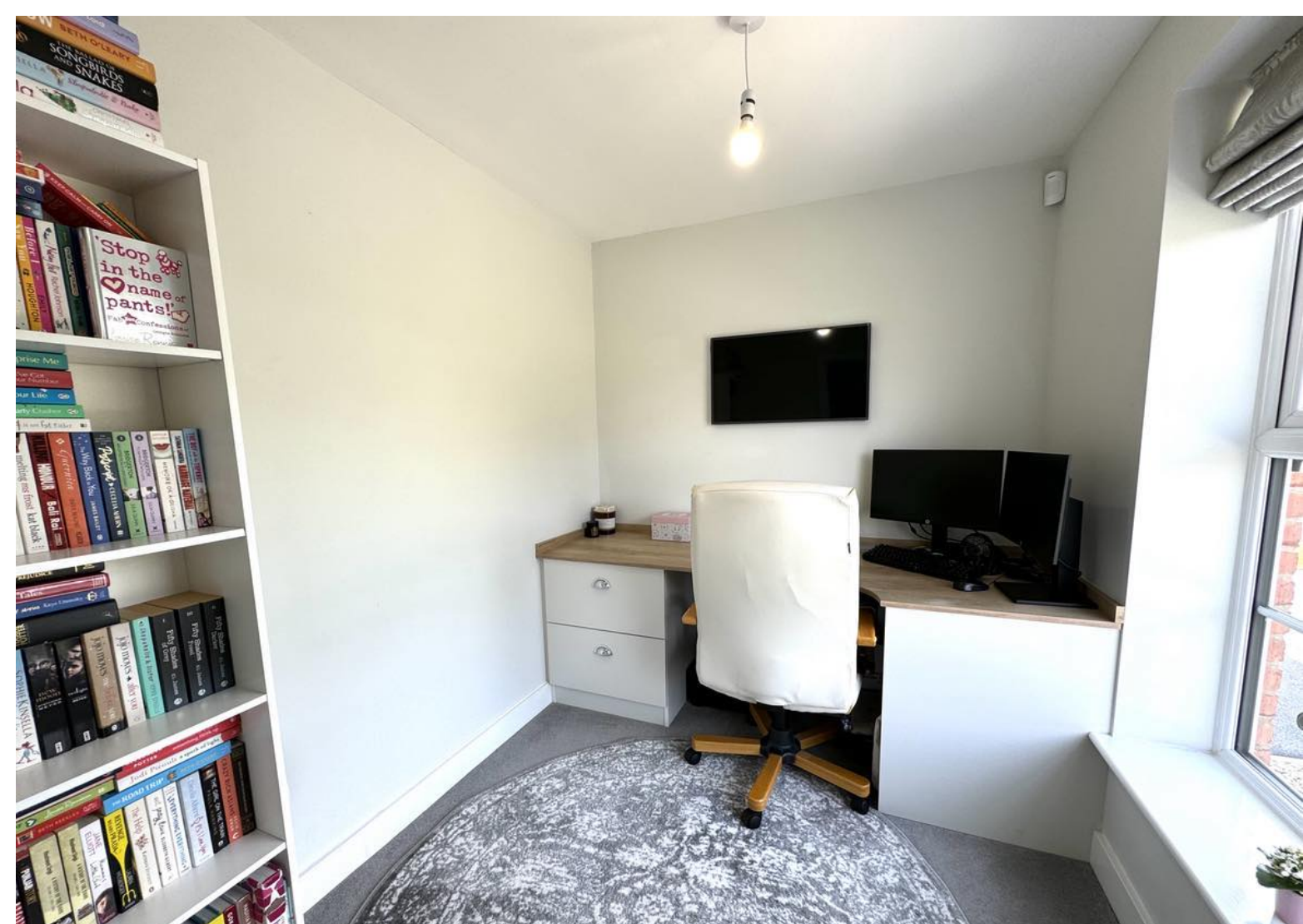
Agents Note

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are (standard 4mbps, superfast 46mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for Vodafone and medium strength for O2, EE and 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
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	