



4 Wharmby Street, Hugglescote, Coalville, Leicestershire. LE67  
2PG

Offers in the Region of £300,000 Freehold  
**FOR SALE**



## PROPERTY DESCRIPTION

This impressive three double bedroom, three-storey Bellway Lacemaker home is located in a sought-after area, with no further homes of this design to be built on the development. The property features a welcoming hallway with herringbone Amtico flooring, a modern gloss-finish kitchen with integrated appliances, a ground floor WC, and a spacious open-plan living/dining room with French doors to the landscaped, low-maintenance garden. The upper floors include three double bedrooms with en suites or family bathroom, a dressing area, and extensive storage including boarded eaves and loft with SMART roof. Outside, there is a three-car driveway with an Ohme Pro EV charger, a single garage with upgraded lighting and electrics, and a rear garden designed for entertaining with built-in seating, outdoor power, and enclosed timber fencing. The property also benefits from the remaining NHBC warranty. Early viewing is recommended to fully appreciate the size and quality of this home.

EPC Rating B      Council Tax Band D

## FEATURES

- Three Bedroom Semi Detached Property
- En Suites To ALL Bedrooms
- Driveway Parking for Multiple Cars
- Immaculate Presentation Throughout
- Spacious Lounge Dining Area
- Low Maintenance Landscaped Garden
- Modern Kitchen With Integrated Appliances
- Sought After Location
- EPC Rating B
- Council Tax Band D



## ROOM DESCRIPTIONS

### Ground Floor

#### Hall

Entered through a stylish composite front door, the hallway provides a welcoming introduction to the home. This lovely entrance space features pendant lighting and attractive herringbone Amtico flooring that flows seamlessly throughout. A staircase rises to the first floor, while doors lead to the ground floor WC, kitchen, and living/dining room.

#### Kitchen

3.23m x 2.48m (10' 7" x 8' 2")  
This sleek and modern kitchen is fitted with a range of high-gloss base and eye-level units, perfectly complemented by a laminate worktop. A UPVC double-glazed window to the front aspect provides plenty of natural light, while spotlights and stylish herringbone Amtico flooring add a contemporary touch. The kitchen is fully equipped with integrated appliances, including a gas hob, extractor hood, oven, fridge freezer, dishwasher, and washing machine. A stainless steel one-and-a-half bowl sink with drainer completes the space. Offering ample storage, this kitchen beautifully combines style and practicality.

#### Ground Floor WC

1.88m x 0.92m (6' 2" x 3' 0")  
Fitted with half-height wall tiles, pendant lighting, and herringbone Amtico flooring. Includes a low-flush WC and pedestal hand wash basin. A frosted UPVC double-glazed window to the front aspect provides light and privacy.

#### Living/Dining Room

6.26m x 4.67m (20' 6" x 15' 4")  
A spacious room featuring pendant lighting and herringbone Amtico flooring. UPVC double-glazed French doors open onto the garden, filling the space with natural light, and there are also UPVC double-glazed windows to the side aspect. All windows and French doors are fitted with integrated blinds. The room also includes an under-stairs storage cupboard and offers an ideal space for modern open-plan living.

### First Floor

#### Landing

Carpeted stairs lead to a carpeted landing with pendant lighting. The landing provides access to the second-floor stairs, both bedrooms, and the bathroom. There is also a storage cupboard housing the water tank.

#### Bedroom Two

4.25m x 3.13m (13' 11" x 10' 3")  
A spacious double bedroom currently containing a king size bed, with carpeted flooring and a UPVC double-glazed window to the front aspect. A door leads through to the en suite.

#### En Suite

1.88m x 1.45m (6' 2" x 4' 9")  
Fitted with a walk-in shower with a sliding glass door and full-height feature tiling with metal edging to shower enclosure. Includes a low-flush WC and pedestal hand wash basin. The room has spotlights, Amtico flooring, and a UPVC double-glazed frosted window to the front aspect.

#### Bedroom Three

4.67m x 2.47m (15' 4" x 8' 1")  
Another spacious double bedroom currently used as an office but has space for a king size bed. The room is carpeted and features pendant lighting, with a door leading into the bathroom/en suite and two UPVC double-glazed windows to the rear aspect.

#### Bathroom

2.38m x 1.93m (7' 10" x 6' 4")  
Accessible from both Bedroom Three and the landing, this well-presented bathroom features Amtico flooring and spotlights. Fitted with a pedestal hand wash basin, low-flush WC, and a side-fill double-ended bath with shower attachment. The walls are finished with half-height tiling throughout and full-height feature tiling with metal edging around the bath area for a modern look.



## ROOM DESCRIPTIONS

### Second Floor

#### Bedroom One

4.95m x 3.53m (16' 3" x 11' 7")

An impressive master suite currently containing a super king size bed, carpeted flooring and pendant lighting. A spacious UPVC double-glazed window overlooks the front aspect, and a door leads into the en suite. The room also includes a loft hatch with ladder access to a SMART roof, allowing for easy boarding and additional storage. Further storage is available within all three eaves, each fitted with lighting and fully boarded for convenience.

#### En Suite

2.19m x 1.82m (7' 2" x 6' 0")

Fitted with a walk-in shower with a sliding glass door, pedestal hand wash basin, and low-flush WC. The room features Amtico flooring, spotlights, and a heated towel rail. A UPVC double-glazed skylight provides natural light, while feature tiling with metal edging adds a modern finish.

#### Dressing Area

2.39m x 1.82m (7' 10" x 6' 0")

Featuring fitted mirrored sliding wardrobes offering excellent storage space. The area is carpeted with pendant lighting and includes a UPVC double-glazed skylight window providing natural light. Beyond the wardrobes, there is additional space that could be utilised as an office area or for a dressing table setup.

#### Outside

This property benefits from a three-car driveway with an Ohme Pro electric car charger and long cable. A side gate provides easy access to the garden. The rear garden is fully landscaped for low maintenance, featuring a fully slabbed design with built-in seating ideal for entertaining and socialising. The seating includes hidden storage for gas bottles for a pizza oven or BBQ and can be easily disassembled and removed if preferred. The garden is enclosed by timber panel fencing and includes a double outdoor socket and a personnel door providing access to the garage.

#### Single Garage

The property benefits from a single garage with an up-and-over door and a personnel side door providing access to the garden. The garage floor has been epoxy painted, and lighting has been upgraded to four large LED battens. The electrics have been upgraded to full industrial-spec metal conduit with seven double sockets and USB outlets. The garage loft is also partially boarded, providing additional storage space.

#### 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 24mbps and ultrafast 1800mbps. Mobile signal strengths are strong for Vodafone and medium for O2, EE and Three. Annual service charge for the development is £334.

#### Legal Information

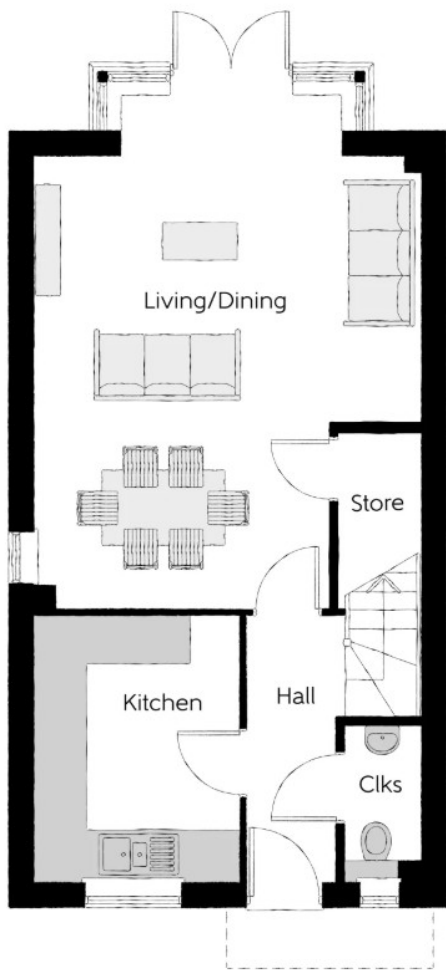
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such 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.







FLOORPLAN & EPC



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | 95        |
| (81-91) <b>B</b>                            | 85                      |           |
| (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 |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |