



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

£350,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

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

FEATURES

- 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



ROOM DESCRIPTIONS

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")
Having a range of wardrobes with high gloss doors, hanging rail and overhead storage.

En-Suite Shower Room

Has been fitted with a contemporary three piece white suite comprising; a double shower unit, WC and wash hand basin, tiled flooring, part tiled walls and shower surround, radiator, extractor fan, ceiling spotlights and a double glazed opaque window.

Bedroom 2

4.22m reducing to 3.35m x 2.82m (13' 10" x 9' 3")
Having a double glazed window to the rear elevation and radiator.

Bedroom 3

3.71m reducing to 3.12m x 2.84m (12' 2" x 9' 4")
Having a double glazed window and radiator.



ROOM DESCRIPTIONS

Bedroom 4

3.05m x 3.05m extending to 3.58m (10' 0" x 10' 0")
Having a double glazed window and radiator.

Family Bathroom

Has been fitted with a contemporary four piece white suite comprising panel bath with mixer tap and hand-held shower head, separate shower cubicle, a dual flush low level WC and wash hand basin, tiled shower surround and part tiled walls, quality flooring, double glazed opaque window with extractor fan and ceiling spotlights.

Rear Garden

The well maintained rear garden offers a combination of paved patios, gravelled borders, planted trees and set within an enclosed fenced boundary with side gated access.

Front Garden

The front garden is laid to lawn with planted borders and neatly trimmed hedgerow planting.

Double Width Driveway

The tarmacadam double width driveway provides off road parking for multiple vehicles leading to the garage.

Integrated Single Garage

5.51m x 2.79m (18' 1" x 9' 2")
Internally converted and is being used as a space to work from. Light and power supply and an integral courtesy door to the hallway.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains electricity, water, sewerage and tank for LPG gas. Broadband speeds are standard 5mbps, superfast 32mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for medium strengths for EE, O2, Three and Vodafone.

Legal Information

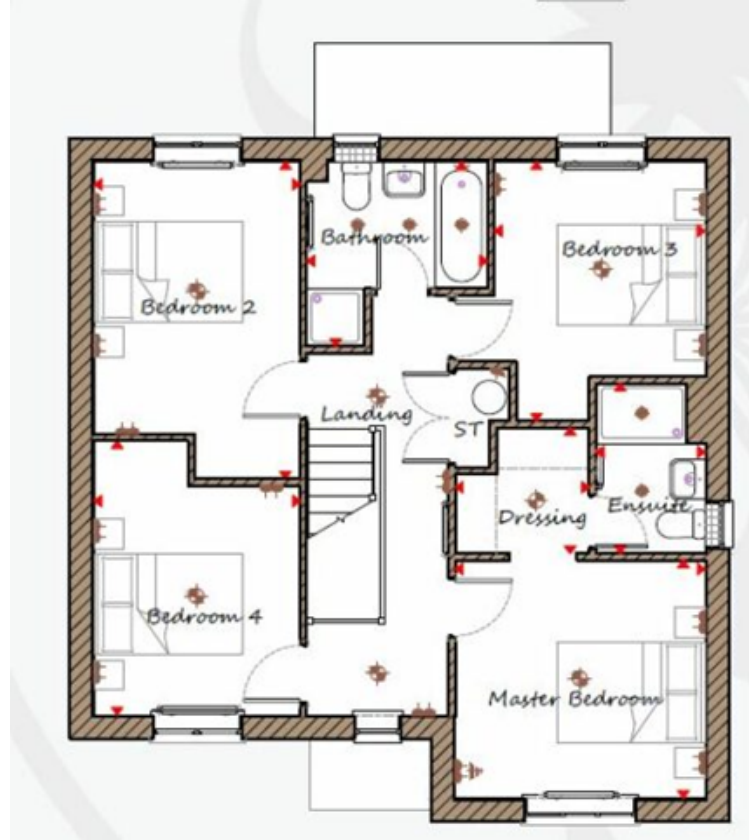
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such 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+)	A		92
(81-91)	B	83	
(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	