



7 Hart Lane Hugglescote, Coalville, Leicestershire. LE67 2JL

£330,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings are pleased to bring to market this attractive, immaculately presented 3 bedroom detached family home. The property stands on impressive corner plot and was built by Davidson's Homes in 2022. The property features bright and modern family living throughout and boasts a single garage, front & rear gardens & ample off road parking for 3-4 cars. Being located in the new Hugglescote Grange development, it is well positioned for local village amenities including Hugglescote Doctor's Surgery and Hugglescote Primary School, both within walking distance.

Accommodation comprises of: entrance hall, lounge, downstairs WC, kitchen/Diner & utility on the ground floor.

To the first floor, a master bedroom with en-suite shower room, two further double bedrooms & a family bathroom. Externally, there are well maintained front & rear gardens, a single garage & off road parking for 3-4 cars. Viewing is highly recommended! EPC rating B, Council tax band D.

FEATURES

- Immaculately presented
- Corner position
- Single garage
- Ample off road parking
- Built by Davidson Homes
- Front and rear gardens
- Large kitchen diner
- En suite to bedroom one
- Close to local amenities
- Three double bedrooms



ROOM DESCRIPTIONS

Front

An attractive frontage, standing prominent on a spacious corner plot with a well maintained front garden, shrub planted borders and a tarmac drive with a gravelled edge leading up to a single garage. The drive provides ample off road parking, enough for 3-4 cars.

Entrance Hall

A welcoming entrance hall with wood effect laminate flooring, ceiling pendant lighting, stairs leading to the first floor & doors giving access to the lounge, WC and kitchen/diner.

Lounge

3.19m x 5.49m (10' 6" x 18' 0") A large, bright and airy lounge with dual aspect UPVC windows, one a larger bay window, fitted window shutters, TV aerial point, heating radiator, full cream carpet & ceiling pendant lighting.

Downstairs WC

1.04m x 1.54m (3' 5" x 5' 1") Downstairs WC which is accessed via the entrance hall with wood effect laminate flooring, heating radiator, WC, hand wash basin, tiled splashback & ceiling pendant lighting.

Kitchen/Diner

3.24m x 5.48m (10' 8" x 18' 0") An impressive, bright & modern kitchen/diner which is perfect for families and guest entertaining. There are matching wall and base units with worktop over, integrated electric oven, integrated microwave oven, stainless steel single bowl sink & drainer with mixer tap, integrated gas hob with wall mounted extractor hood, integrated fridge and freezer, integrated dishwasher, wall TV aerial point, wood effect laminate flooring, ceiling pendant lighting, ample space for a family dining table, dual aspect UPVC double glazed windows, fitted window shutters, UPVC French style doors leading out to the rear garden & splashbacks.

Utility Room

A hand utility area, just off the kitchen/diner with space & plumbing for washing machine and tumble dryer, worktop space, wood effect laminate flooring, access to a large under stairs storage cupboard & UPVC back door providing access into the rear garden.

Stairs & Landing

Stairs leading from the ground entrance hall. Both stairs & landing is fully cream carpeted, has white painted wooden hand rails, a UPVC double glazed window to rear aspect, heating radiator, ceiling pendant lighting, loft access, an over stairs storage cupboard & doors giving access to all first floor rooms.

Master Bedroom

3.01m x 3.65m (9' 11" x 12' 0") An impressive master bedroom with ample fitted wardrobe space, UPVC double glazed window to side aspect, fitted window shutters, heating thermostat, heating radiator & is fully cream carpeted.

En-Suite

3.01m x 1.83m (9' 11" x 6' 0") A large, luxury en-suite with double walk in shower unit with sliding doors, electric wall mounted shower, shaving point, vinyl flooring, heating radiator, WC, hand wash basin, UPVC double glazed frosted window to front aspect & ceiling spotlights.

Bedroom 2

3.05m x 2.84m (10' 0" x 9' 4") A good sized double bedroom with UPVC double glazed window to front aspect, fitted window shutters, heating radiator, ceiling pendant lighting & is fully cream carpeted.

Bedroom 3

3.46m x 2.59m (11' 4" x 8' 6") A good sized double bedroom with UPVC double glazed window to side aspect, fitted window shutters, heating radiator, ceiling pendant lighting & is fully cream carpeted.

Family Bathroom

2.16m x 1.92m (7' 1" x 6' 4") A modern three piece suite consisting of WC, hand wash basin & bath with shower over and shower screen. There is also a UPVC double glazed frosted window to front aspect, tiled splashbacks, vinyl flooring, heating radiator & ceiling spotlights.

Rear Garden

An impressive rear garden which is not overlooked and features a slabbed patio, gated side entrance from the drive, fenced boundaries, a small planted border & laid to lawn.

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.







EPC

