



**22 Percival Way, Hugglescote, Coalville, Leicestershire.  
LE67 2LB**

**£425,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

The Layton at Grange View, Hugglescote – Spacious 4-Bedroom Detached Home Excellent Price - NO CHAIN - £420,000

Built in 2022 by David Wilson Homes, this beautifully designed four-bedroom detached home at Grange View, Hugglescote, offers the perfect blend of modern living, space, and style. The property also comes with the remaining NHBC Warranty, giving you added peace of mind. The spacious kitchen-diner is a standout feature, with a walk-in glazed bay leading to the private rear garden, making it ideal for entertaining. The dual-aspect lounge is flooded with natural light and boasts French doors to the garden. A dedicated study and practical utility room add to the home's functionality. Upstairs, the main bedroom features a luxurious en suite, while three further double bedrooms provide ample space for family and guests. A modern family bathroom completes the layout. Sought-after location with excellent schools and amenities nearby. Great transport links to Coalville, Leicester, and the M1/A42 Council TAX BAND E EPC RATING B

## FEATURES

- Modern 4 Bedroom Property
- Large Kitchen-Diner with Integrated Appliances
- Separate Utility Room
- Master Bedroom with En-suite
- Useful Study and Ground Floor WC
- Single Garage & Driveway
- Larger Than Average Plot
- David Wilson Homes Property - The Layton
- EPC Rating B
- Council Tax Band E
- NHBC remaining
- Built 2022



## ROOM DESCRIPTIONS

### Entrance Hall

Property is entered via a composite door into the spacious entrance hallway, with laminate flooring, a double cupboard providing storage and housing the consumer unit, smoke alarm, lighting, part-glazed door leading into the kitchen-diner, and stairs leading to the 1st floor landing.

### Kitchen Diner

Large kitchen-diner benefiting from a UPVC bay fronted window to front aspect and window to the side aspect. UPVC double-glazed French doors open out into the garden. The property benefits from a large dining kitchen with fitted grey units with butcher's block wood affect roll edged worktops and upstands. Integrated appliances to include AEG double oven, five ring AEG gas hob with ceramic backsplash and extractor fan. Undercounter lighting, electrical Electrolux dishwasher, stainless steel one and a half bowl drainer sink with mixer tap set, integrated fridge freezer, spotlights to ceiling, laminate flooring, cupboard housing ideal Logic boiler, TV aerial point and radiator.

### Utility Room

Separate utility room with matching grey units with chrome handles, butchers block effect roll edged worktop with matching up stands, matching eye-level units, space and plumbing for a tumble dryer, integrated washing machine, radiator, extractor fan, lighting, composite frosted glazed door leading out to the garden.

### Sitting Room

A good size sitting room with dual aspect UPVC double-glazed windows to side aspects, UPVC double-glazed patio doors opening out onto the garden, double panel radiator, carpeted, lighting, and a media point.

### Study

With UPVC double glazed window to front aspect, double panel radiator, lighting and carpeted.

### Ground Floor WC

Low flush WC, pedestal hand wash basin with tile splashback, UPVC double glazed frosted window to side aspect, lighting and laminate flooring.

### First Floor Landing

With access to roof space, pendant lighting, smoke alarm, cupboard housing pressurised hot water tank.

### Master Bedroom

Good size bedroom with UPVC double glazed windows to side and rear aspects and benefiting from fitted wardrobes, lighting and carpeted.

### En-Suite Shower Room

Low flush WC, pedestal hand wash basin with mixer tap set over, part tiled, double shower, integrated spotlights, UPVC double glazed frosted window to side aspect and extractor fan.



## ROOM DESCRIPTIONS

### Bedroom Two

Double glazed window to front aspect, radiator, pendant lighting and carpeted.

### Bedroom Three

UPVC double glazed windows to front and side aspects, radiator, cupboard providing storage over stairs, lighting and carpeted.

### Bedroom Four

UPVC double glazed window to rear aspect, pendant lighting, radiator and carpeted.

### Outside

The property is on a larger-than-average plot with a driveway for off-road parking. The detached single garage with metal up and over door which has electric light and power.

The part-walled garden is enclosed at the bottom by timber panel fencing and has gate access to the side.

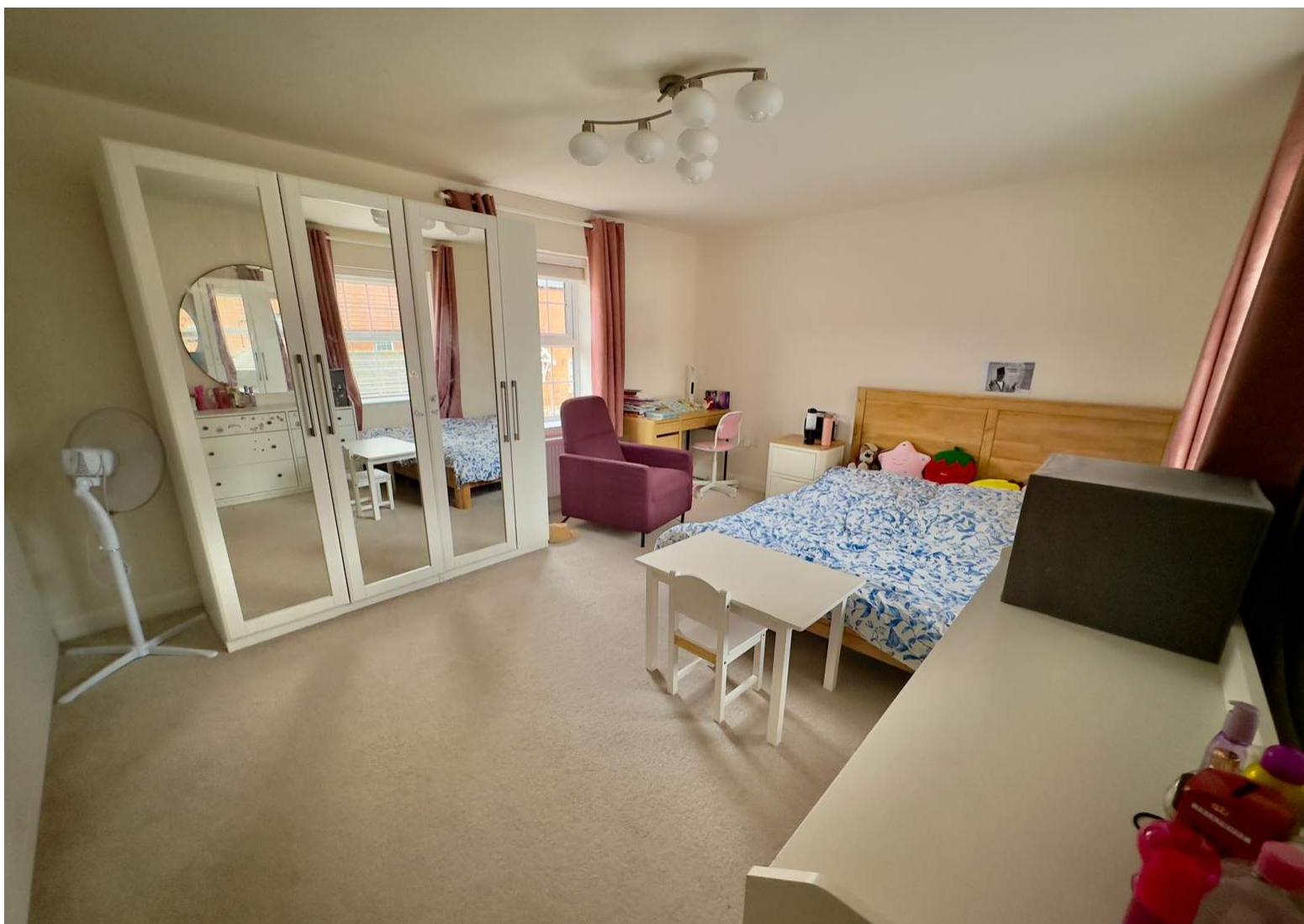
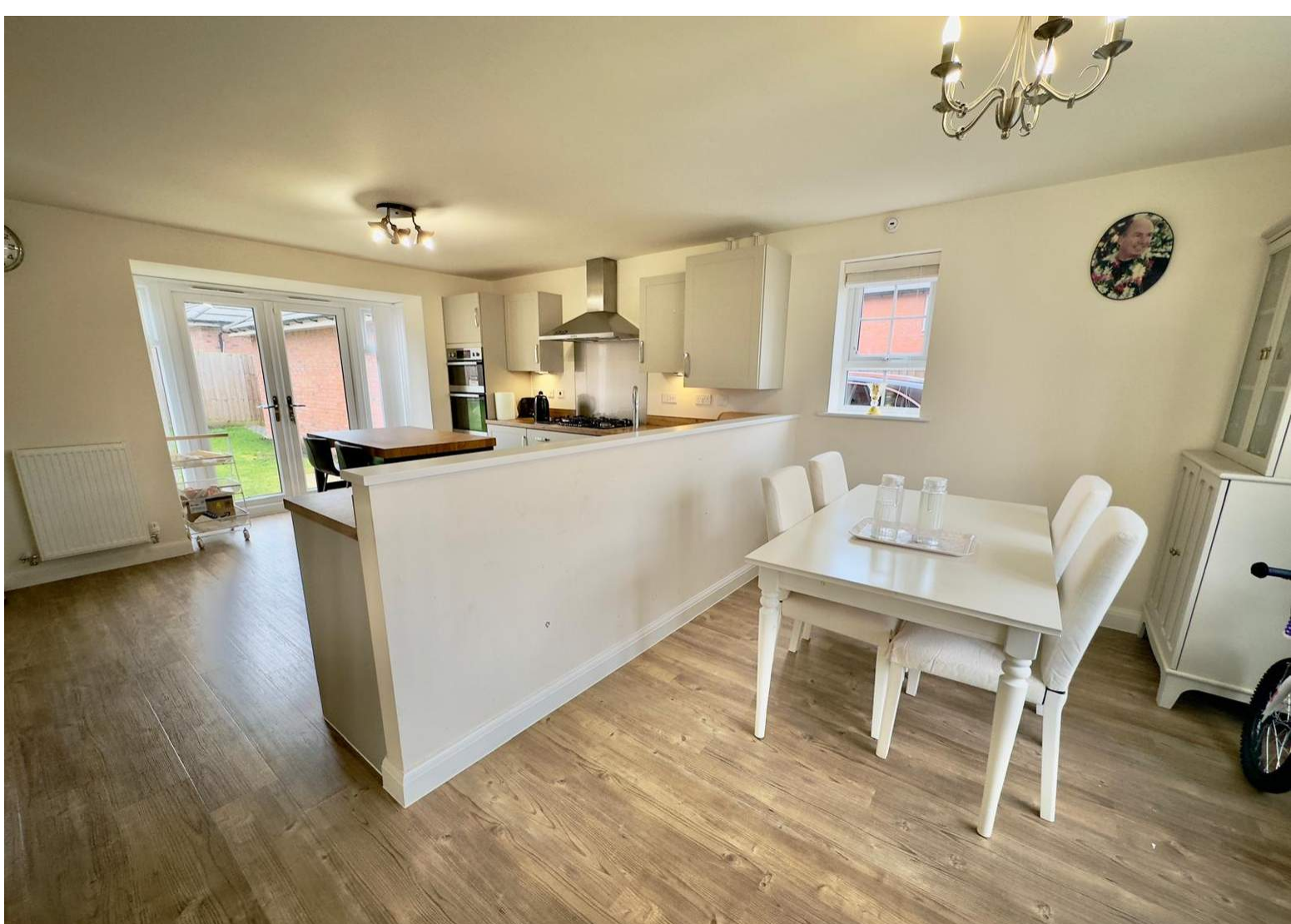
### Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 5mbps, superfast 80mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for EE, O2 and Vodafone and medium for Three.

### 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

