



20 Peggs Grange, Hugglescote, Coalville, Leicestershire. LE67
2GT

90% Shared Ownership £140,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

FOR THE OVER 55'S. Reddington Sales & Lettings are pleased to present to market this well presented, 2 double bedroom semi detached bungalow, for the over 55's. The property is located on a quiet cul-de-sac in the popular village of Hugglescote with a driveway to the front and a low maintenance rear garden with a countryside outlook. Offered with NO UPWARDS CHAIN, accommodation comprises; entrance hall, lounge, kitchen, conservatory, 2 double bedrooms and a shower room. Warden controlled with alarms throughout the property.

EPC rating D, Council tax band B. Tenure- Leasehold

Please note the property is offered at 90% market share. EMH association are the leaseholder and managing agent. There is a monthly service charge of £126pcm (tbc)

FEATURES

- Well presented
- 2 double bedrooms
- NO UPWARD CHAIN
- Driveway
- Warden controlled
- Low maintenance garden
- Rear countryside views
- Rear conservatory
- EPC D
- For the over 55's
- Tenure- Leasehold
- Council Tax Band B
- 90% Shared Ownership



ROOM DESCRIPTIONS

Front

A large and attractive frontage with gravelled garden with a block paved driveway providing off road parking for 1 car.

Entrance Hall

A spacious entrance porch with access to a storage cupboard and access to the lounge.

Lounge

3.66m x 3.37m (12' 0" x 11' 1") A large and bright living area with uPVC double glazed window to the front, electric wall radiator, wall lighting, ceiling pendant lighting and wood effect flooring.

Kitchen

2.75m x 2.44m (9' 0" x 8' 0") With fitted wall and base units with worktop over, 1 1/2 bowl sink and drainer with tap, electric wall heater, space for freestanding oven & hob, space and plumbing for washing machine, tiled splashbacks, ceiling pendant lighting and wood effect flooring.

Conservatory

2.14m x 2.15m (7' 0" x 7' 1") Accessed through from the kitchen. With tiled flooring and access to the rear garden.

Hallway

Inner hallway with access to airing cupboard and access to both bedrooms, shower room and lounge.

Shower Room

1.54m x 2.13m (5' 1" x 7' 0") uPVC double glazed opaque window to the rear, large step in shower enclosure with wall mounted shower, WC, hand wash basin, electric wall heater, ceiling pendant lighting, part tiled walling and vinyl flooring.

Bedroom 1

3.65m x 3.06m (12' 0" x 10' 0") A large double sized bedroom with uPVC double glazed window to the front, integrated wardrobe storage, electric heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

2.74m x 2.44m (9' 0" x 8' 0") Double sized bedroom with uPVC double glazed window to the rear, electric heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A low maintenance rear garden with shrubbed planted border edges, rear countryside outlook, outside tap access, side gated access and a slabbed patio.

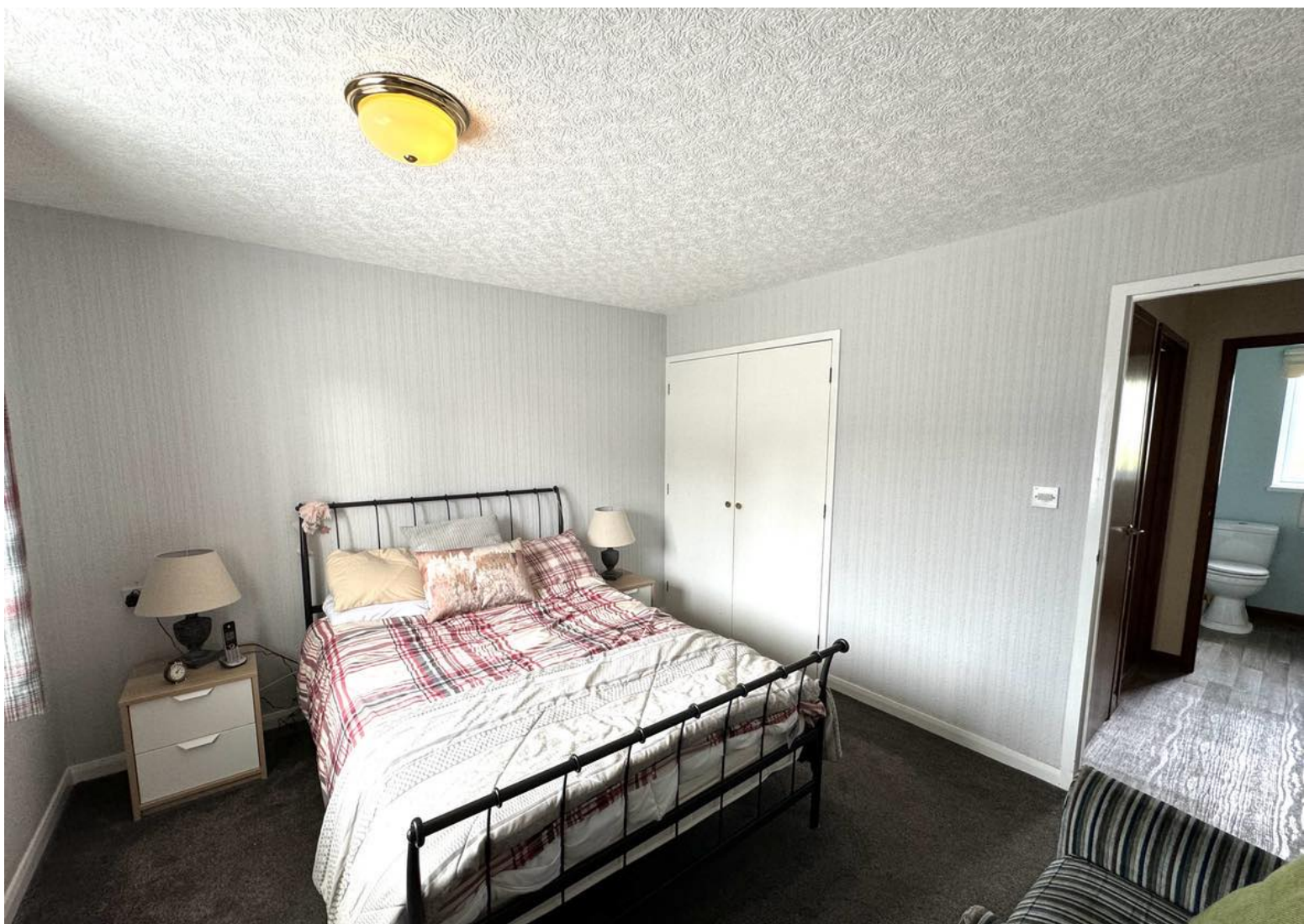
Agents Note

This property is standard built construction. The property is connected to mains electricity, water and sewerage. Electric heating. Broadband speeds are (standard 7mbps, superfast 80mbps) Mobile signal strengths are full strength for O2, EE and Vodafone and medium strength for 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.

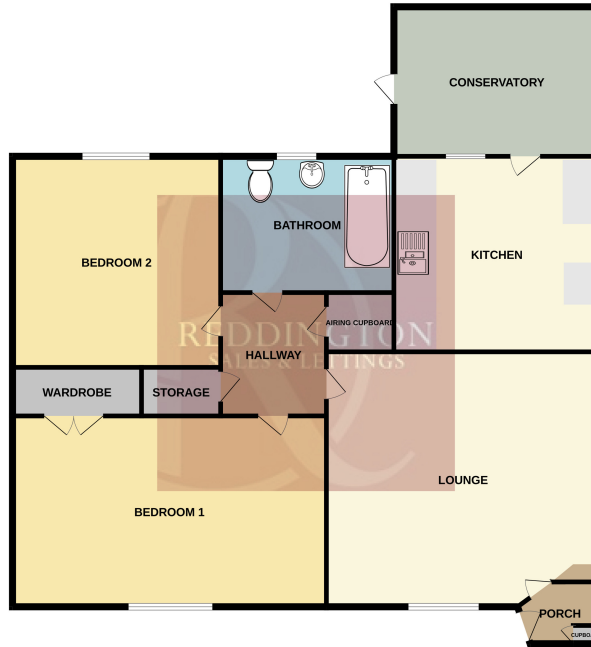






FLOORPLAN & EPC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	