



108 Ashburton Road, Hugglescote, Coalville, Leicestershire. LE67  
2HB

£290,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

EXTENDED FAMILY HOME! Reddington Sales & Lettings are pleased to bring to market this deceptively spacious 3 BEDROOM DETACHED home, which is conveniently located within walking distance of all local amenities in the village of Hugglescote and is being sold with NO UPWARDS CHAIN! The property offers modern and spacious living throughout with the ground floor comprising; entrance hall, WC, kitchen and lounge/dining area. To the first floor are 3 bedrooms and a shower room. Externally, the home boasts an attractive, good sized rear garden and to the front, a well maintained block paved driveway that provides off road parking for up to 3 vehicles.

EPC rating C, Council tax band C. Tenure- Freehold

## FEATURES

- Extended family home
- 3 bedroom detached
- Field views to the front
- Large rear garden
- Spacious lounge/dining area
- Village location
- Walking distance to local amenities
- Countryside walks on doorstep
- EPC C
- Tenure- Freehold
- Council Tax Band C
- NO UPWARD CHAIN





# ROOM DESCRIPTIONS

## Front

Block paved driveway providing off road parking for up to 3 cars and also having a security light and water point.

## Entrance Hall

Approached through a uPVC front door and having Amtico flooring, heating radiator, ceiling pendant lighting and door access to the WC, kitchen and lounge/diner.

## WC

With white suite comprising low level wc, pedestal wash hand basin, Amtico flooring, ceiling pendant lighting, heating radiator, ceiling mounted fan and uPVC double glazed window.

## Living room

5.412m x 3.755m (17' 9" x 12' 4")  
A bright and spacious living room, perfect for relaxation. The living room comprises two heating radiators, ceiling pendant lighting, Amtico flooring, uPVC double glazed window to the rear and a storage cupboard beneath the staircase.

## Dining room

2.934m x 3.249m (9' 8" x 10' 8")  
Flowing straight from the living area is a good sized extended dining room, ideal for hosting dinner parties and family gatherings. Continuing on with the Amtico flooring, the dining room also comprises a heating radiator, ceiling pendant lighting, uPVC double glazed window to side elevation and uPVC French doors leading out to the patio.

## Kitchen

3.477m x 3.010m (11' 5" x 9' 11")  
Fitted with a selection of base and wall cupboards with lighting under. One and a quarter bowl sink unit, integrated oven, four ring hob, filtration hood, heating radiator, ceiling pendant lighting, Amtico flooring, wall mounted gas fired central heating boiler and uPVC double glazed window to front.

## Stairs & Landing

Stairs leading up from the entrance hall. Landing with open balustrades and uPVC double glazed window to the side.

## Bedroom 1

3.257m x 3.597m (10' 8" x 11' 10")  
With uPVC double glazed window to rear, ceiling pendant lighting, heating radiator, Amtico flooring and loft access.

## Bedroom 2

2.97m x 3.12m (9' 9" x 10' 3") With uPVC double glazed window to front with a pleasant field outlook, heating radiator, ceiling pendant lighting, Amtico flooring, ceiling pendant lighting and fitted furniture incorporating double wardrobe, single wardrobe, space for double bed with downlights and cupboards over.

## Bedroom 3

2.34m x 2.34m (7' 8" x 7' 8") With uPVC double glazed window to front with a pleasant field outlook, heating radiator, ceiling pendant lighting and Amtico flooring.

## Shower Room

2.062m x 1.976m (6' 9" x 6' 6")  
Fitted with a white suite comprising corner shower cubicle, pedestal wash hand basin, tiled splashbacks, shaver light and point, low level wc, heated towel rail, ceramic tiled floor and uPVC double glazed opaque window to the rear.

## Rear Garden

A large and attractive rear garden featuring a good sized patio, ideal for entertaining! With outside security lighting, power point, island beds and planted borders, trees and shrubs, laid to lawn garden and top brown timber shed.

## 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	