



17 Glynn Street, Hugglescote, Coalville, Leicestershire. LE67 2JJ

£310,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

IMPRESSIVE DETACHED HOME! Reddington Sales & Lettings are pleased to present to market this well presented 3 BEDROOM DETACHED, which is located on desirable new development in the village of Hugglescote. The property, originally built by Davidsons Homes and formally known as The Alford Victorian features an integral garage, a large kitchen/diner with integrated appliances and a bespoke timber built pub with indoor seating in the rear garden! There is also 5 years still remaining on the NHBC warranty! Viewing is very highly recommended to appreciate!

EPC rating B, Council tax band C.

FEATURES

- 3 bedroom detached
- Built by Davidson Homes
- Formally called The Alford Victorian
- Desirable development in Hugglescote
- Timber built pub in garden
- Integrated garage
- Ground floor WC
- 5 years remaining NHBC warranty



ROOM DESCRIPTIONS

Front

An attractive frontage with tarmac driveway providing off road parking for 2 cars and a small laid to lawn garden with planted hedges.

Lounge

3.38m x 4.84m (11' 1" x 15' 11") A large and welcoming lounge with large UPVC double glazed window to the front, heating radiator, ceiling pendant lighting, wood effect flooring and double door access through into the kitchen/diner.

Kitchen/Diner

4.41m x 3.81m (14' 6" x 12' 6") A large and modern kitchen/diner with UPVC double doors leading out to the rear garden and additional window, selection of matching wall and base units with worktop over, eye level integrated double oven, integrated dishwasher and fridge/freezer, 1 1/2 bowl sink and drainer with mixer tap, integrated gas hob and extractor hood, wood effect flooring, heating radiator and ceiling pendant lighting.

Utility

Utility leading off from the kitchen/diner. With worktop, wall and base unit, space and plumbing for washing machine and dryer, wood effect flooring, ceiling pendant lighting and back door access to the rear garden.

WC

Handy ground floor cloakroom with WC, hand wash basin, small UPVC double glazed window to the rear, heating radiator, wood effect flooring and ceiling pendant lighting.

Integral Garage

Accessed via and up and over front door and personnel door in the entrance hall. Garage with lighting and power. (gym equipment can be negotiated to stay)

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing with ceiling pendant lighting, access to storage cupboard and landing giving access to the 3 bedrooms and bathroom.

Bedroom 1

3.08m x 4.41m (10' 1" x 14' 6") An impressive master bedroom with fitted wardrobe storage, UPVC double glazed window to the front, heating radiator, ceiling pendant lighting, carpeted and door access to the en-suite.

En-Suite

A modern en-suite to the master complete with large step in shower with sliding doors and wall mounted shower, part tiled walling, low level WC, hand wash basin, ceiling spotlights, tiled flooring and UPVC double glazed frosted window to the side.

Bathroom

3.01m x 1.73m (9' 11" x 5' 8") A modern designer bathroom suite consisting of a bath with shower attachment, low level WC, hand wash basin, large step in shower cubicle with sliding doors and wall mounted mains shower, tiled walling, chrome heated towel rail, UPVC double glazed frosted window to the rear, tiled flooring and ceiling spotlights.

Bedroom 2

3.96m x 2.68m (13' 0" x 8' 10") Double sized bedroom with fitted wardrobe storage, UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

2.59m x 4.08m (8' 6" x 13' 5") Double sized bedroom with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A large and well maintained rear garden with a slabbed patio, planted sleeper beds, outside wall security lighting, outside wall power sockets, outside tap access, laid to lawn area with stepping stones leading to the timber built pub, raised decking and fenced boundaries.

Timber built pub

A large and impressive bespoke built pub complete with its own seating area and fully working bar. Externally there is wall lighting, 2x large windows and lockable double doors and internally there is power, lighting and TV aerial point.

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	82	
(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	