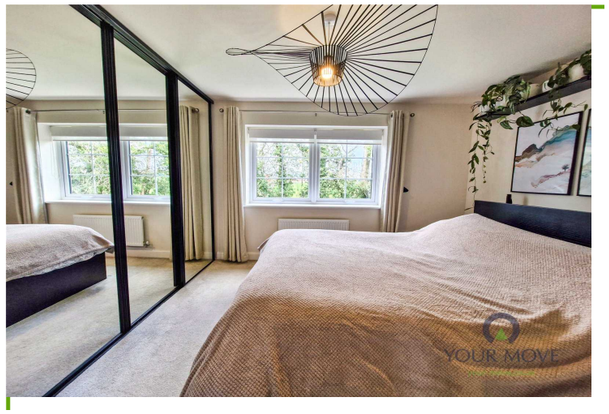
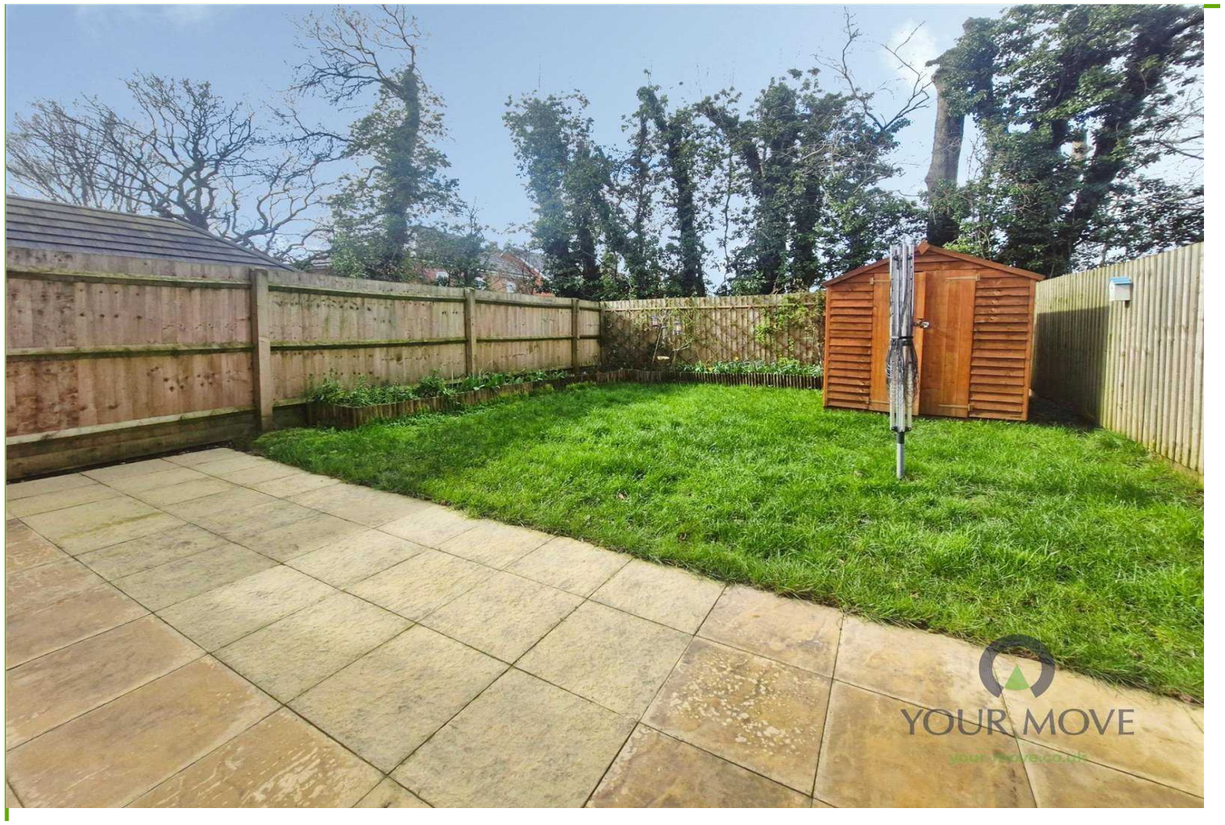
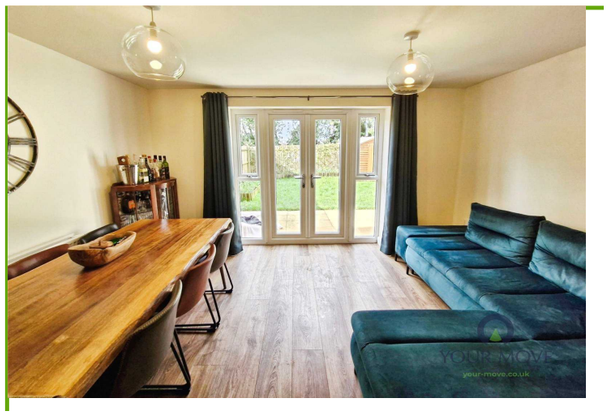




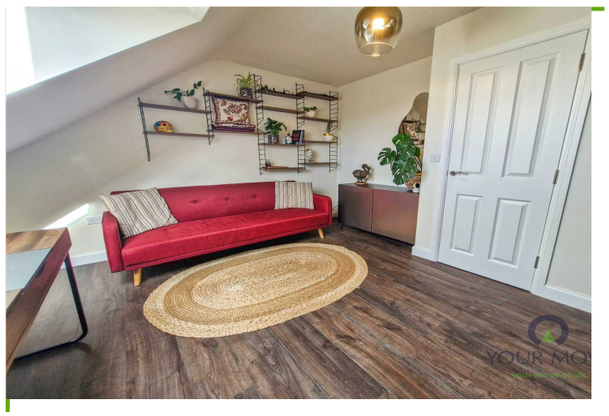












Percival Way, Hugglescote,
Coalville, LE67

Offers in the region of:
£280,000

Tenure: To be advised

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Percival Way, Hugglescote, Coalville, LE67

Offers in the region of: £280,000 Tenure: To be advised

Council Tax Band: D
EPC Rating: B
Local Authority: North West Leicestershire

Other important information which you will need to know about this property can be found at your-move.co.uk

Beautifully presented four-bedroom semi-detached home built in 2022, featuring open-plan living, a versatile second reception room, private garden and driveway parking. Ideally located in Hugglescote near Coalville with excellent road links and local amenities.

Description

This immaculate four-bedroom semi-detached home, built in 2022, is located in the popular village of Hugglescote near Coalville and offers modern, well-planned accommodation ideal for family living.

The ground floor features a bright open-plan kitchen and dining area fitted with sleek gloss wall and base units, a gas hob, electric oven, and plumbing for both a washing machine and dishwasher. The space flows through to the main reception area, where patio doors open onto the rear garden, creating an ideal setting for everyday living and entertaining. A separate second reception room offers flexible space that could be used as a playroom, study or home office. A convenient downstairs WC and a useful built-in storage cupboard complete the ground floor.

Upstairs, the main double bedroom benefits from fitted wardrobes and a modern en-suite with a walk-in shower, WC and pedestal sink. Three further well-proportioned double bedrooms provide comfortable accommodation for family members or guests. The main bathroom is stylishly fitted with a free-standing bath, heated towel rail, WC and pedestal sink.

Outside, the property enjoys a private rear garden along with a driveway providing off-road parking for one to two vehicles.

The property benefits from excellent road connectivity, with easy access to the A511 providing direct routes to Coalville, Ashby-de-la-Zouch and surrounding areas. The nearby M1 motorway is also within convenient reach, offering straightforward links north and south towards Leicester, Nottingham, Derby and Birmingham, making it particularly convenient for commuters across the Midlands.

Location

Hugglescote is a charming village situated along the River Sense in Leicestershire, known for its welcoming atmosphere that appeals to residents of all ages. The village features a primary school, a doctor's surgery, and convenient transport links to nearby Coalville and Leicester. In addition to a local post office, Hugglescote offers a variety of shops and a community church, enhancing its sense of community. A notable attraction is the Hugglescote Bear, unveiled in 2008, which tells the folklore story of how the village got its name, involving a man named Huggle who famously escaped a bear by shedding his coat. Furthermore, the village is in close proximity to a historic manor house built in 1282, making it one of England's oldest residences.

Kitchen/Lounge/Diner
19'10" x 12'10" (6.05m x 3.9m)

Study
8'8" x 5'1" (2.64m x 1.55m)

Downstairs W/C

Bedroom 1
12'9" x 11'7" (3.89m x 3.53m)

En-Suite
7' x 9' (2.13m x 2.74m)

Bedroom 2
12'9" x 9'9" (3.89m x 2.97m)

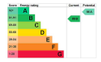
Bedroom 3
12'9" x 11'5" (3.89m x 3.48m)

Bedroom 4
12'9" x 7'1" (3.89m x 2.16m)

Bathroom
6'4" x 5'9" (1.93m x 1.75m)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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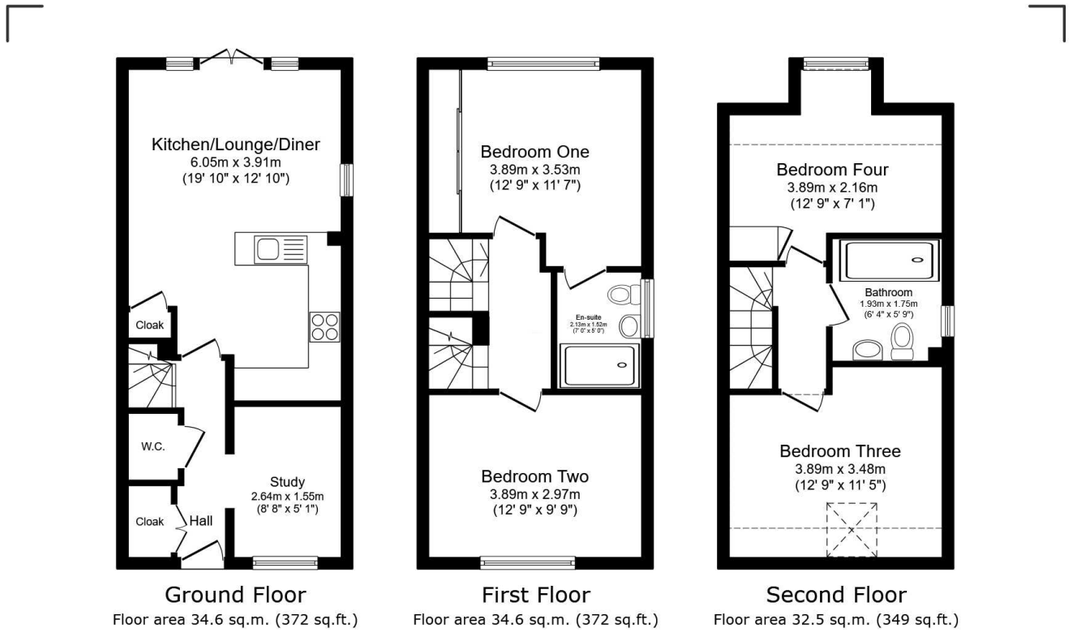


For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area: 101.6 sq.m. (1,094 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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