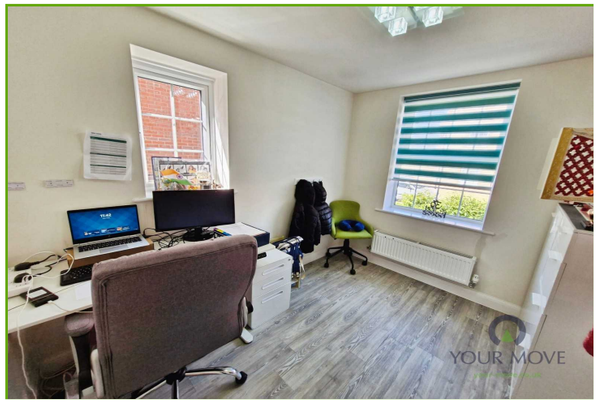
















Gee Avenue, Hugglescote,
Coalville, Leicestershire, LE67

Asking Price: £385,000

Tenure: Freehold

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The Property Ombudsman

Gee Avenue, Hugglescote, Coalville, Leicestershire, LE67

Asking Price: £385,000 Tenure: Freehold

Council Tax Band: E
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

A superb four-bedroom detached family home offering spacious and versatile accommodation in a sought-after setting. Complete with a contemporary kitchen/diner, home office, driveway, garage and generous garden, early viewing is highly recommended.

Description
This beautifully presented four-bedroom detached home offers spacious and contemporary accommodation throughout, making it an ideal choice for growing families. Stylishly finished in neutral décor, the property is ready to move straight into and provides a fantastic balance of living, working and entertaining space.

Stepping inside, you're welcomed by a bright entrance hallway. To the right is a front-facing study, perfect for those working from home, while further along is the generous living room, beautifully presented with neutral décor, fitted carpets and a feature bay window allowing plenty of natural light to flood the space. The hallway also provides access to a useful under-stair storage cupboard and a downstairs W/C fitted with a wash hand basin and W/C.

To the rear sits the heart of the home, an impressive open-plan kitchen diner. The contemporary kitchen is fitted with sleek high-gloss wall and base units, integrated appliances including an oven, microwave and dishwasher, along with a double gas hob. The dining area enjoys a bay with French doors opening onto the rear garden, creating the perfect space for family meals and entertaining. Just off the kitchen is a practical utility room with matching high-gloss units, a sink and an Ideal boiler, which has been regularly serviced.

Upstairs, the main bedroom is a spacious front-facing double complete with built-in wardrobes and a modern three-piece en-suite featuring a mains-fed shower, pedestal wash hand basin and W/C. There are three further double bedrooms, with bedroom two overlooking the rear, bedroom three to the front and bedroom four to the rear. Completing the first floor is the family bathroom, fitted with a bath, separate mains-fed shower, pedestal wash hand basin and W/C.

Externally, the property benefits from a driveway leading to a single garage, with a hedged frontage and steps rising to the entrance. The generous rear garden is mainly laid to lawn with a patio seating area and gated side access, providing an excellent space to enjoy the outdoors.

Ground Floor

Entrance Hall
Bright and welcoming with access to all ground floor rooms, staircase to the first floor, downstairs W/C and under-stair storage cupboard.

Study
9' x 7' (2.74m x 2.13m)
Front-facing home office, ideal for remote working.

Lounge
17' x 12' (5.18m x 3.66m)
Spacious reception room with a bay window and neutral décor.

Kitchen/Diner
20' x 9'11" (6.1m x 3.02m)
Modern high-gloss kitchen with integrated appliances and French doors opening to the garden.

Utility Room
8' x 5' (2.44m x 1.52m)
Matching high-gloss units, sink and serviced Ideal boiler.

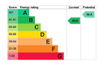
W/C
5' x 4'10" (1.52m x 1.47m)
Fitted with a wash hand basin and W/C.

First Floor

Bedroom One
13' x 12' (3.96m x 3.66m)
Spacious front-facing double with built-in wardrobes and en-suite.

En-Suite
7' x 4' (2.13m x 1.22m)
Mains-fed shower, pedestal wash hand basin and W/C.

Bedroom Two
14' x 9' (4.27m x 2.74m)
Neutrally decorated rear-facing double bedroom.



For full EPC please contact the branch.

Bedroom Three
13' x 9' (3.96m x 2.74m)
Front-facing double bedroom.

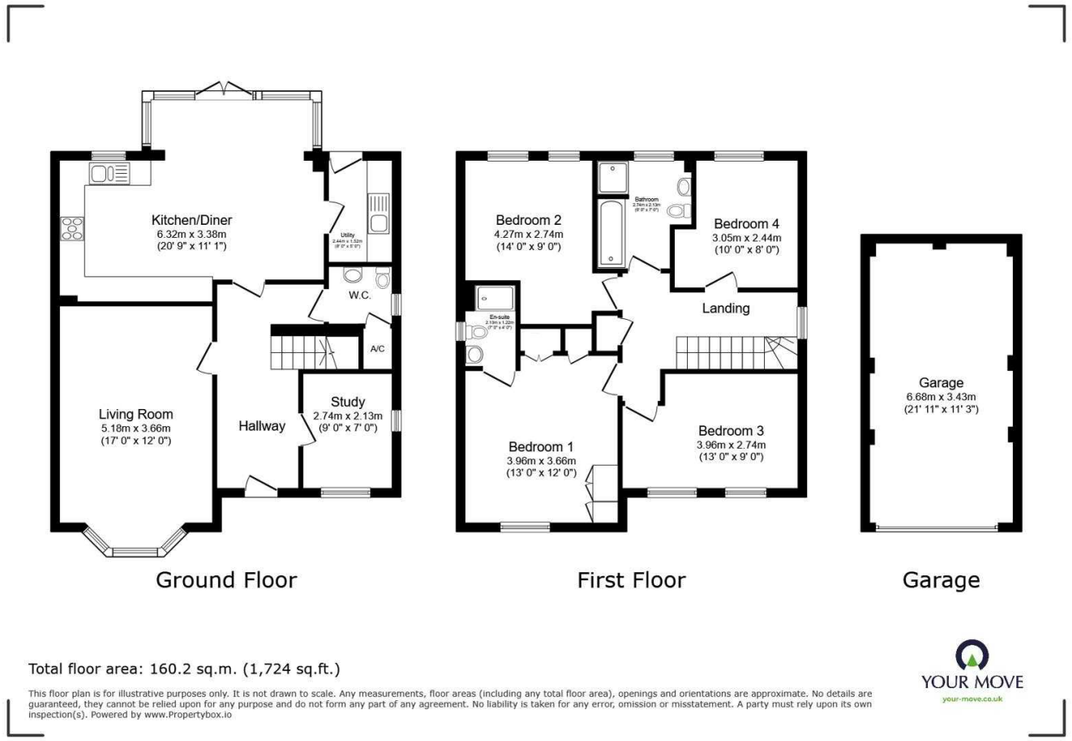
Bedroom Four
10' x 8' (3.05m x 2.44m)
Rear-facing double bedroom.

Bathroom
9' x 7' (2.74m x 2.13m)
Fitted with a bath, separate mains-fed shower, pedestal wash hand basin and W/C.

Outside

Front
Tarmac driveway leading to the single garage, hedged frontage and steps rising to the entrance.

Garden
Generous lawned garden with a small patio area and gated side access.



Total floor area: 160.2 sq.m. (1,724 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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