















Usherwood Way, Hugglescote,
Coalville, Leicestershire, LE67

Asking Price: £299,995

Tenure: Freehold

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The Property Ombudsman

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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

A spacious three-bedroom detached home offering generous living accommodation, a modern kitchen/diner, ample driveway parking and a superb two-tier side garden. Ideally positioned in a quiet setting with excellent transport links, this is a property with plenty to offer.

Description
Situated in the popular village of Hugglescote, this impressive three-bedroom detached home offers spacious, well-presented accommodation, modern interiors and a generous two-tier garden, complemented by excellent parking.

Stepping inside, the welcoming hallway provides access to the main rooms and features a useful WC with wash hand basin. To the left, the impressive kitchen/diner forms the heart of the home, presented in a modern, neutral style with a range of wall and base units, integrated oven, microwave, gas hob, dishwasher and fridge/freezer. French doors open directly onto the garden, creating a lovely space for entertaining. A useful utility room sits alongside, with plumbing for two appliances, base unit, serviced boiler, understairs storage and side access.

To the right, the spacious lounge is neutrally decorated and enjoys excellent natural light from both a bay window and additional window, creating a bright and inviting reception space.

Upstairs, three well-proportioned double bedrooms are served by the modern family bathroom, fitted with a bath and mains shower over, wash hand basin and WC. The main bedroom benefits from fitted wardrobes and a stylish three-piece en-suite with electric shower, pedestal wash hand basin, WC and spotlights. Bedrooms two and three are also generous doubles with neutral décor.

Outside, the attractive double-fronted property provides ample block-paved parking to the front and side. The garden sits to the side and is arranged over two tiers, with a patio and side access on the first level, leading to a lawned second tier with shed and established shrub borders.

Hugglescote offers a quiet residential setting with convenient access to Coalville, local amenities, schools and surrounding countryside, while excellent road and public transport links provide easy connections towards Leicester, the M1 and surrounding towns, making this an ideal choice for families and commuters.

Ground Floor

Entrance Hall
Welcoming entrance with access to the main living areas and useful WC.

W/C
5' x 3' (1.52m x 0.91m)
Modern two-piece suite with wash hand basin.

Kitchen/Diner
18' x 9' (5.49m x 2.74m)
Spacious modern kitchen with integrated appliances and French doors to the garden.

Utility Room
6' x 4' (1.83m x 1.22m)
Useful utility space with plumbing for two appliances, understairs storage and side access.

Lounge
18' x 10' (5.49m x 3.05m)
Bright and spacious reception room with bay window and additional window.

First Floor

Bedroom One
11'11" x 9'10" (3.63m x 3m)
Generous double bedroom with fitted wardrobes and en-suite shower room.

En-Suite
9' x 5'10" (2.74m x 1.78m)
Modern three-piece suite with electric shower and spotlights.

Bedroom Two
10' x 9' (3.05m x 2.74m)
Well-proportioned double bedroom with neutral décor.

Bedroom Three
10'11" x 8' (3.33m x 2.44m)
Further generous double bedroom with neutral presentation.

Bathroom
7' x 5' (2.13m x 1.52m)
Modern bathroom with bath and mains shower over, wash hand basin and WC.

Outside

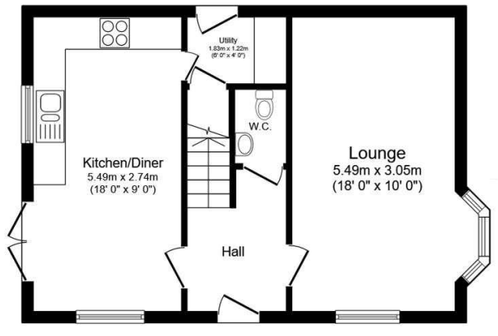
Front
Attractive double-fronted home with a generous, block-paved driveway providing ample off-road parking.

Garden
Generous two-tier side garden with patio area, lawn, shed and shrub borders, together with useful side access.



For full EPC please contact the branch.

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Total floor area: 86.9 sq.m. (936 sq.ft.)

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