



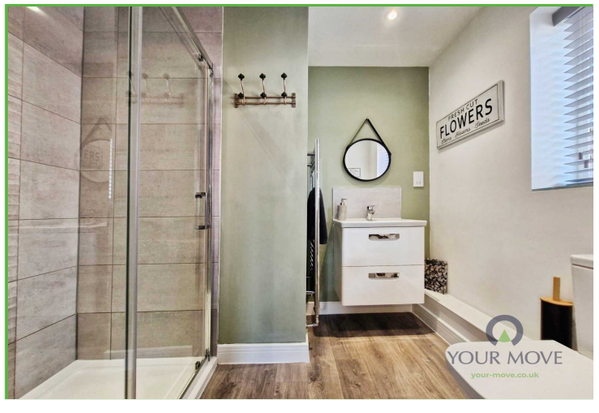












Hemsley Road, Hugglescote,
Coalville, Leicestershire, LE67

Asking Price: £390,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Hemsley Road, Hugglescote, Coalville, Leicestershire, LE67

Asking Price: £390,000 Tenure: Freehold

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

A beautifully presented four-bedroom detached home by Cadeby Homes, built in 2021 and occupying an attractive corner position in Hugglescote. Boasting stylish interiors, a stunning open-plan kitchen/living/dining space and a private rear garden with a versatile sheltered entertaining area.

Description
A beautifully presented four-bedroom detached home, built by Cadeby Homes in 2021, occupying an attractive corner position in Hugglescote. Offering stylish interiors, versatile living space and a private garden, it is ideal for modern family living.

Step inside to a spacious entrance hall with two useful built-in storage cupboards. To the left, the stylish WC features decorative panelling, a wash basin and window.

To the right, the inviting family room boasts a bay window and attractive panelling, creating a characterful additional reception space.

To the rear, the impressive open-plan lounge/kitchen/diner forms the heart of the home. The modern kitchen features white units, a composite sink, gas range-style cooker and integrated oven, microwave, dishwasher and fridge/freezer. A side-facing bay window brightens the lounge, while bi-fold doors connect the dining area to the garden. The separate utility room offers additional storage, appliance plumbing, side access and an annually serviced Ideal boiler.

Upstairs are four bedrooms and the family bathroom. The beautifully decorated main bedroom features a panelled wall and en suite with mains-fed rainfall shower, vanity unit, WC and ladder radiator

Bedrooms two and three are spacious doubles with stylish panelling, while bedroom four is ideal as a home office. The modern family bathroom includes a bath with mains-fed rainfall shower, vanity unit, WC and ladder radiator.

Outside, the hedged front garden features mature planting, while the block-paved driveway provides tandem parking and access to the single garage. The private rear garden offers a patio, pergola, lawn, planted borders and a sheltered bar area with potential for a hot tub. Further benefits include oak doors throughout and an annually serviced house alarm.

LOCATION: Situated in Hugglescote, the property is conveniently located for local amenities, schools and nearby Coalville, with road links to the wider Leicestershire area.

Ground Floor

Entrance Hall
Spacious hallway with two built-in storage cupboards.

W/C
8' x 3' (2.44m x 0.91m)
Stylish decorative panelling, wash basin and window.

Family Room
15' x 11' (4.57m x 3.35m)
Attractive bay window and characterful panelled walls.

Lounge/Kitchen/Dining Room
20' x 13' (6.1m x 3.96m)
Impressive open-plan living space with a modern kitchen, integrated appliances, gas range-style cooker, side-facing bay window and bi-fold doors to the garden.

Utility Room
6'10" x 5' (2.08m x 1.52m)
Additional storage, plumbing for two appliances, side access and an annually serviced Ideal boiler.

First Floor

Bedroom One
11' x 11' (3.35m x 3.35m)
Generous double bedroom with panelled feature wall and en suite.

En-Suite
7'10" x 6' (2.4m x 1.83m)
Mains-fed rainfall shower, vanity unit, WC and ladder radiator.

Bedroom Two
13' x 8'11" (3.96m x 2.72m)
Beautifully decorated double bedroom with feature wall and decorative panelling.

Bedroom Three
11' x 9' (3.35m x 2.74m)
Further double bedroom with stylish panelled feature wall.

Bedroom Four
8' x 8' (2.44m x 2.44m)
Single bedroom, ideal as a home office or nursery.

Bathroom
8' x 7'11" (2.44m x 2.41m)
Modern suite with bath and mains-fed rainfall shower, vanity unit, WC and ladder radiator.

Outside

Front
Attractive hedged front garden with mature planting and shrubs, complemented by a block-paved tandem driveway to the side.

Garage
20' x 11'11" (6.1m x 3.63m)
Single garage with manual up-and-over door, with convenient access from the rear garden.

Garden
Private garden with patio, pergola, lawn and planted borders, plus a sheltered entertaining area currently arranged as a bar, with potential for a hot tub. Side access to the driveway and access into the garage.

This Your Move branch is operated by National Home Move Limited



Total floor area: 137.8 sq.m. (1,484 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

YOUR MOVE

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.



For full EPC please contact the branch.

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