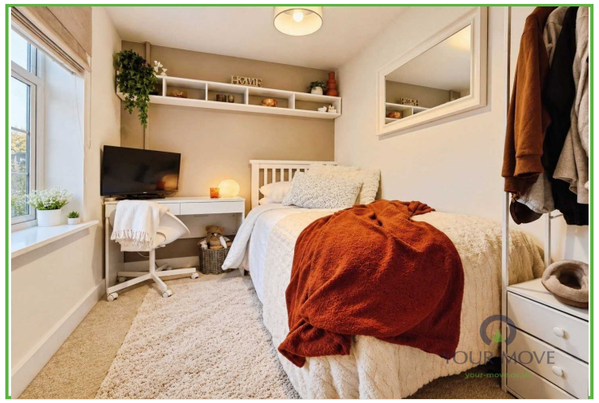
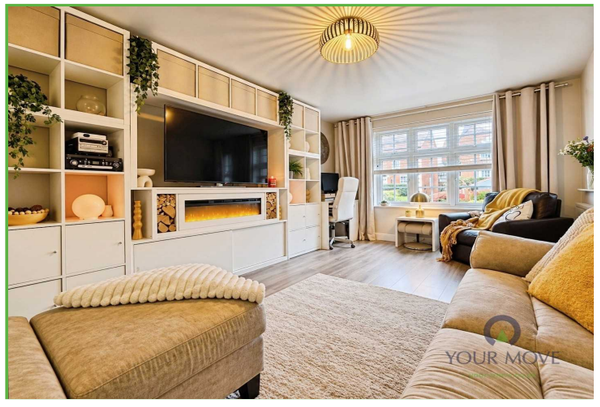




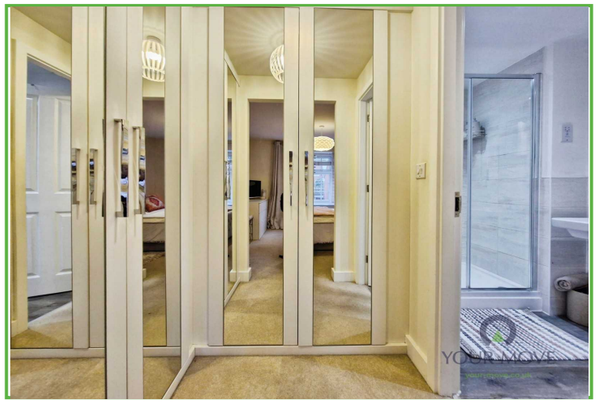












Usherwood Way, Hugglescote,
Coalville, Leicestershire, LE67

Asking Price: £375,000

Tenure: Freehold

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The Property Ombudsman

Usherwood Way, Hugglescote, Coalville, Leicestershire, LE67

Asking Price: £375,000 Tenure: Freehold

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

A beautifully presented four-bedroom detached Davidsons home, offering modern interiors and spacious open-plan living. Complete with a private rear garden, tucked-away hot tub area and tandem driveway parking, this is a fantastic family home in Hugglescote.

Description
A well-presented four-bedroom detached home, built by Davidsons, situated in Hugglescote. Modern throughout, the property offers spacious family accommodation, a fantastic open-plan living area and a private rear garden with a tucked-away hot tub area.

Upon entering, the hallway benefits from a built-in storage cupboard. To the right is a spacious family room with a media wall and fitted storage, while to the left is a study, currently used as a guest bedroom. A downstairs WC adds additional convenience.

To the rear is the heart of the home, comprising an open-plan kitchen, dining area and lounge. The modern kitchen features wall and base units, a kitchen island with seating, ceramic sink, gas hob, double oven and integrated appliances, including a fridge/freezer and dishwasher. Two sets of French doors open onto the garden, allowing plenty of natural light into the space. The lounge area features an electric fire, fitted storage and further French doors leading to the private hot tub area.

Upstairs, the landing balcony overlooks the entrance hall. The spacious main bedroom is positioned to the front and includes a dressing area with fitted wardrobes and an en suite featuring a mains-fed rainfall shower. Three further double bedrooms provide plenty of space, with bedrooms three and four benefiting from ceiling fans. A family bathroom completes the first floor.

Outside, the front garden features gravel, shrubs, hedging and patio paving, alongside a long tarmac driveway providing tandem parking and access to the single garage with electric door.

The rear garden offers a patio seating area, lawn, pergola, greenhouse and planted borders, with side access to the driveway. An outdoor tap, external power points and an alarm and camera system are further benefits.

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

Ground Floor

Entrance Hall
Welcoming hallway with built-in storage cupboard.

Family Room
17' x 10'11" (5.18m x 3.33m)
Spacious front-facing reception room with media wall and fitted storage.

Study/Bedroom Five
8' x 6' (2.44m x 1.83m)
Versatile single room, currently used as a guest bedroom.

W/C
5' x 3' (1.52m x 0.91m)
Modern suite comprising WC, wash basin and storage cabinet.

Kitchen/Dining
15' x 12' (4.57m x 3.66m)
Modern fitted kitchen with central island, integrated appliances, double oven, gas hob and French doors opening onto the garden, complete with fitted blackout blinds.

Open-Plan Lounge
14' x 10' (4.27m x 3.05m)
Open-plan living space with electric fire, fitted storage and French doors with fitted blackout blinds, leading to the private hot tub area.

First Floor

Bedroom One
11' x 10' (3.35m x 3.05m)
Spacious front-facing double bedroom, beautifully presented.

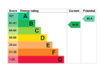
Dressing Area
4' x 3' (1.22m x 0.91m)
Fitted wardrobes providing useful storage.

En-Suite
7' x 4'10" (2.13m x 1.47m)
Modern suite with mains-fed rainfall shower, pedestal wash basin, cabinet, shaver point and WC.

Bedroom Two
11' x 8'10" (3.35m x 2.7m)
Rear-facing double bedroom.

Bedroom Three
12'11" x 8' (3.94m x 2.44m)
Rear-facing double bedroom with ceiling fan.

Bedroom Four
10'11" x 8' (3.33m x 2.44m)
Front-facing double bedroom, beautifully decorated and featuring a ceiling fan.



For full EPC please contact the branch.

Bathroom
8' x 6' (2.44m x 1.83m)
Modern suite featuring a wide corner bath, separate mains-fed rainfall shower, WC, pedestal wash basin and cabinet.

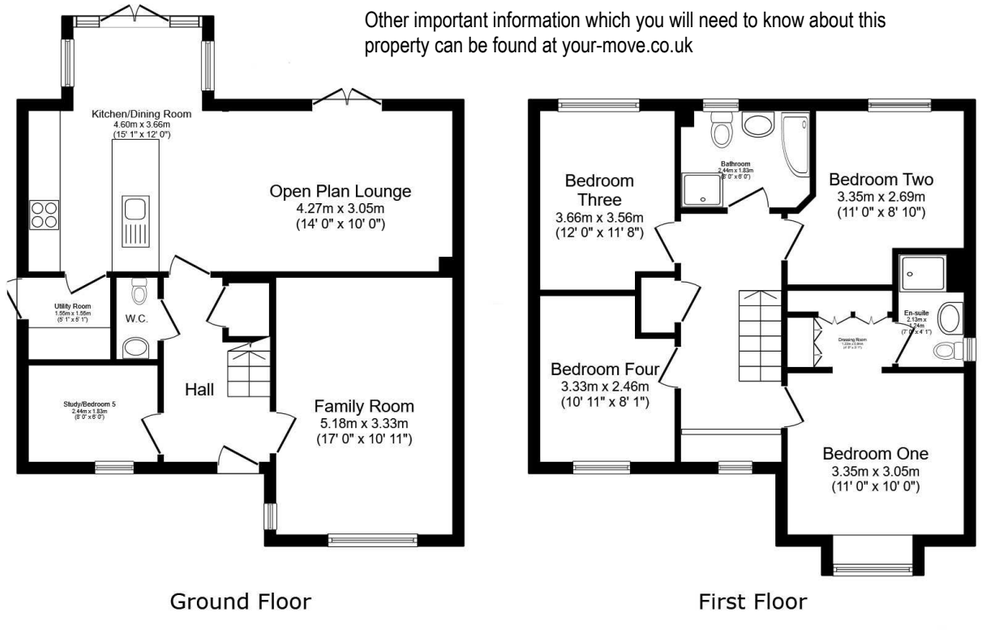
Outside

Front
Recently laid tarmac driveway providing tandem parking, gravelled areas, shrubs and hedging.

Garage
20' x 10' (6.1m x 3.05m)
Single garage with electric door and a stable-style door providing access to the rear garden.

Garden
Mostly private garden featuring a patio seating area, spacious lawn, pergola, planted borders, greenhouse and a secluded hot tub area. Further benefits include side access to the driveway, outdoor tap and external power points.

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



Total floor area: 119.1 sq.m. (1,282 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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