

Choyce Close
Hugglescote
LE67 3SS

£250,000

A SPACIOUS, high specification 3 DOUBLE BEDROOM, 2 bathroom semi-detached FAMILY HOME forming part of this select development just off FOREST ROAD & built by Cadeby Homes in 2018, with 1043 Sq ft of living space, a LARGE REAR GARDEN, SINGLE GARAGE, long driveway & NO UPWARD CHAIN.



Property Features

- Semi-Detached
- Spacious Interior
- 1043 Sq ft
- Select Development
- Single Garage
- 3 Double Beds
- 2 Bathrooms
- Large Lounge
- Dining Kitchen
- No Chain

Full Description

Perfectly positioned in a quiet cul de sac location, which forms part of this sought after development just off Forest Road and originally built by Cadeby Homes in 2018.

With a spacious high specification finish the property enjoys 1043 sq ft of living space and is complemented externally by a long-paved driveway with ample parking, a good size single garage and a large rear garden which offers plenty of scope for landscaping.

With a distinctive white rendered façade, you enter the property by the side entrance hall with a polished porcelain tiled floor, cloakroom/wc, the spacious lounge is naturally light and perfect for family entertaining, whilst the dining kitchen is well equipped with a range of units with integrated appliances and French doors onto the garden.

On the first floor are three good sized bedrooms including the large main bedroom with built in wardrobes and en-suite, with the main family bathroom completing the first floor.

Ideally placed just off Forest Road, conveniently situated for ease of access into Coalville town centre and to the local schools with St Clares & Belvoirdale primary schools close by, Newbridge High school around the corner. There is ease of access to the A50, which leads to J22 of the M1 leading to the midlands motorway network, Ashby de la Zouch (4 miles) Leicester (11 miles) are all within 30 minutes drive.

TENURE

We are advised the property is Freehold

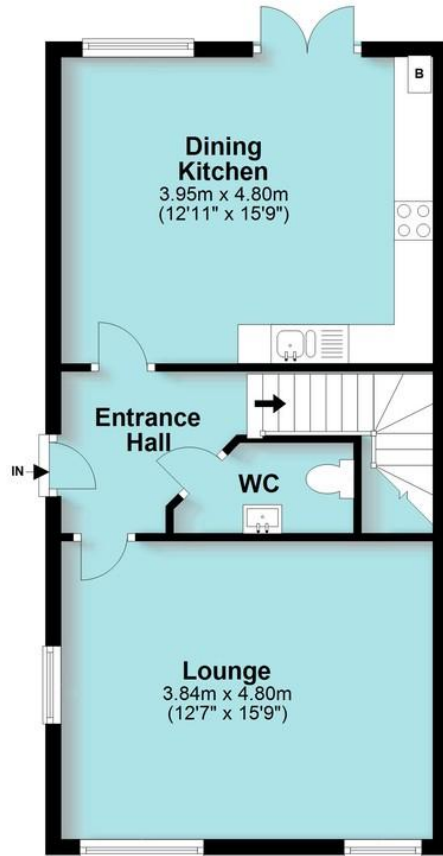
COUNCIL TAX

The property is in Band B

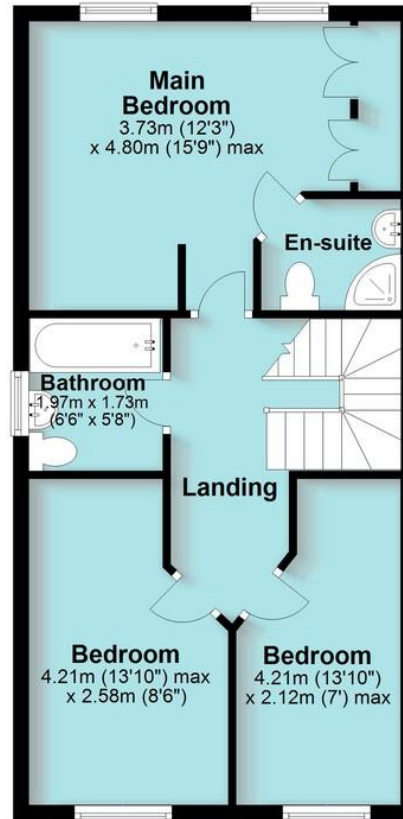




Ground Floor



First Floor



Total area: approx. 96.9 sq. metres (1043.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements