

Farmers Way

Hugglescote, Coalville, LE67 2EG

John
German





Farmers Way

Hugglescote, Coalville, LE67 2EG

£360,000

A beautiful family home set on a popular modern development with a stunning full width open plan living dining social luxury kitchen with part vaulted ceiling, two en suite shower rooms and the remainder of the NHBC warranty.



This lovely detached family home was built by Bloor Homes in circa 2018 and is situated in a lovely position on what is a very popular modern development in Hugglescote. The village has excellent access to local amenities, countryside and transport links including the M42 and M1 motorways.

Internally the property boasts fantastic living space, perfect for a family buyer. The through central reception hallway has a staircase leading off with a guest's cloakroom set beneath. To your left is a lovely living room which has a front facing walk-in bay window. Return to the hallway where an internal door leads into the integral garage plus a second useful storage cupboard. Directly ahead is the heart of the home - the stunning open plan social living and dining family kitchen with a part vaulted ceiling with inset glazed skylights. Three rooms seamlessly blend into one with the kitchen area having an extensive range of high gloss white base and wall mounted cabinets wrapping around all four sides of the room with complementary grey countertops with matching upstand and inset one and a half bowl sink with mixer tap. Integrated appliances include a ceramic hob with extractor hood above, eye level double oven, dishwasher and fridge freezer. A part vaulted ceiling has three skylights and a rear facing window overlooking the garden. The dining area has space for a table and French double doors opening to the rear garden, next the sitting area also has the benefit of French double doors to the rear making a perfect living space for entertaining and family life. Leading off the kitchen is a practical utility room with two appliance spaces, the wall mounted gas central heating boiler and half glazed door to outside.

Climb the stairs to the first floor where there are four excellent sized double bedrooms. A fabulous feature of this home is both bedrooms one and two benefit from luxury en suite shower rooms with oversized shower enclosures, feature tiling, contemporary WC and pedestal wash hand basins. Bedrooms three and four are equally a good size and overlook the rear gardens. Serving these two bedrooms is the family bathroom which comprises a white suite with panel bath and shower mixer tap, pedestal wash hand basin, close coupled WC and tall ladder style radiator.

Outside the property has a double width driveway to the fore providing off road parking, flanked to the left by a lawned garden. Gated side access along the right hand side leads you around to the rear garden where there is a patio area and the remainder is laid principally to lawn.

Note: We understand from the vendor the development is subject to a communal green space charge, amount to be confirmed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25092023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1492.12 ft²

138.62 m²

Reduced headroom

0.59 ft²

0.05 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



