

John Digby Road  
Hugglescote, Coalville, LE67 2EL

John German









# John Digby Road

Hugglescote, Coalville, LE67 2EL

£325,000

Beautiful modern detached village home, close to a large open green and country walks. Offering four bedrooms, two bathrooms, bay windowed lounge, WC, utility and a contemporary full width open plan kitchen diner that opens out onto a westerly facing landscaped garden perfect for entertaining.





This lovely, modern detached family home enjoys an excellent position in this very popular location in the village of Hugglescote and is just around the corner from the development's large green open space where paths take you on into the countryside. The village has excellent access to local amenities, countryside and transport links including the M42 and M1 motorways.

The property is well presented and benefits from the remainder of its NHBC warranty and has a lovely westerly facing landscaped rear garden. Viewing is highly recommended.

**Accommodation:** Sitting beneath a pretty timber canopy porch lies the main entrance door, which opens to reveal a welcoming and bright reception hallway with practical and attractive flooring underfoot, and a staircase turning and rising off to the first floor. Immediately to your right is a modern, well-proportioned guest cloakroom which has pedestal wash hand basin and WC with a window to the fore, adjacent to this guest cloakroom is a very useful utility room with roll top work surface and the usual appliance spaces, and adjacent to that a very useful understairs storage cupboard.

From the hallway and immediately to your left you step into the living room, this bay windowed reception room has the benefit of a front facing walk-in bay window. The heart of the home is the full width kitchen diner, which has high gloss white kitchen units with complementary soft grey countertops, extensive bases and wall mounted cabinets, integral appliances comprising ceramic hob with stainless steel splashback and extractor hood above. There is an eye level double oven, integral fridge freezer and integrated dishwasher. A uPVC double glazed window overlooks the rear garden and sits above the 1 and 1/2 bowl sink set below with mixer tap. There is ample space for a dining table, and from the dining area there are large portrait windows framing views across the garden, with central double French doors leading you out to the sheltered patio area with attractive, contemporary glazed canopy above.

Returning to the hallway and heading upstairs you will find there are four bedrooms, the principal bedroom lies on the rear of the property and as such benefits from views across the countryside in the distance. It has the benefit of built-in wardrobes and an ensuite shower room with pedestal wash hand basin, WC and an oversized fully tiled shower cubicle with shower above. Bedrooms two, three and four have access to the well-proportioned family bathroom which has panelled bath with shower mixer tap, pedestal wash hand basin, WC and a separate oversized fully tiled shower cubicle.

Outside, the property sits back from the road behind a small lawned fore garden with driveway to the side providing off road parking and access to the single garage. Side access leads you into the rear garden, which has been beautifully landscaped with entertaining and family in mind, with a large expansive paved patio area with a glazed contemporary canopy above. Composite steps lead up to a composite decked patio, and the gardens themselves are laid to lawn with a raised planter bed and there is a personal door accessing into the garage.

**Agents notes:** Green space charge of £186 per annum. There are covenants appertaining to this property, a copy of the land registry document is available to view upon request.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D

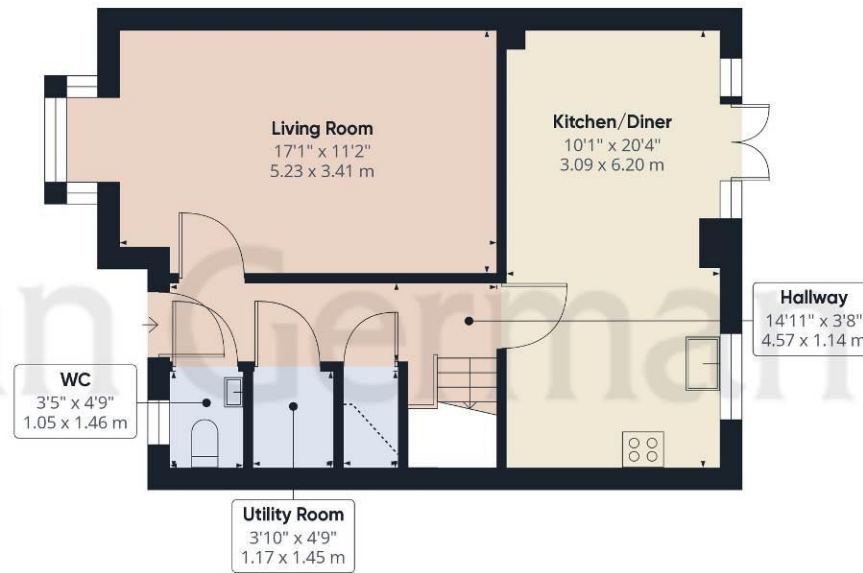
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA20092024

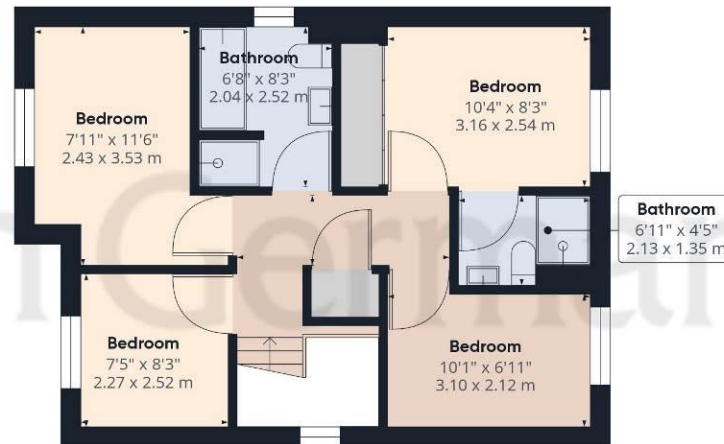








Ground Floor



Floor 2

**Approximate total area<sup>(1)</sup>**

994.59 ft<sup>2</sup>

92.4 m<sup>2</sup>

**Reduced headroom**

5.27 ft<sup>2</sup>

0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## 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.

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**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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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