



Farmers Way, Hugglescote
Coalville, Leicestershire, LE67 2EG

NEWTONFALLOWELL 

Farmers Way, Hugglescote
Coalville, Leicestershire, LE67 2EG
£304,950

***** PRESENTED TO SHOW HOME STANDARD *** SIMPLY STUNNING FOUR BEDROOMED DETACHED HOME *** ONLY TWO YEARS OLD *** BALANCE OF BUILDERS WARRANTY *** DINING KITCHEN WITH ISLAND *** CONSERVATORY/GARDEN ROOM TO REAR *****

Newton Fallowell have great pleasure in offering to the market this immaculately presented and superbly decorated four bedroomed detached family home. Having been built to an excellent specification by Bloor Homes in 2019 and having been improved with the addition of an island unit to the kitchen and a garden room to the rear, the property represents the perfect opportunity for the discerning family buyer. The property occupies a prime position on this most popular development being convenient for many local amenities and countryside walks.

The internal accommodation comprises in brief; covered porch leading to an entrance hall, bay windowed lounge, dining kitchen with island unit, utility room, downstairs WC, conservatory/garden room with a solid roof, first floor landing, master bedroom with fitted wardrobes and en-suite shower room, three further generous bedrooms and a family bathroom.

Externally to the front there is a good sized lawned frontage, double tarmac driveway leading to a single integral garage with power, light and courtesy door to the house and there is gated access to the side to the rear garden which is enclosed by timber fencing and is mainly laid to lawn with a flagstoned path.



Accommodation

A composite obscure double glazed door leads into:-

Entrance Hall

Having a ceramic tiled floor, radiator, stairs to the first floor, internal door to the garage and doors off to:-

Bay Windowed Lounge

Having a walk in UPVC double glazed box bay window to the front elevation, radiator and television point.

Dining Kitchen

Having a ceramic tiled floor and being fitted with a range of white gloss wall, base and island units with a complementary square edge work surface, inset one and a third bowl composite sink and drainer, integrated Bosch double electric oven and grill, four ring electric hob with stainless steel splashback and extractor, integrated Bosch fridge/freezer and dishwasher, recessed spotlights, extractor, radiator, door to the utility room and UPVC double glazed French doors with sidelights to:-

Conservatory/Garden Room

Being of brick and UPVC construction with a solid roof and having UPVC double glazed French doors to the gardens.

Utility Room

Having a ceramic tiled floor and being fitted with base units and work surface with space and plumbing for a washing machine and tumble dryer under, wall mounted gas fired central heating boiler, radiator, obscure composite door to the side and a door to:-

Downstairs WC

Having a ceramic tiled floor and being fitted with a low flush WC, wall mounted wash hand basin, extractor, radiator and an obscure UPVC double glazed window to the rear elevation.

First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, having a UPVC double glazed window to the side elevation, radiator large storage cupboard, access to the loft and doors off to:-

Master Bedroom

Having a UPVC double glazed window to the rear elevation, radiator, fitted wardrobes with mirrored sliding doors, television point and door to:-

En-Suite

Being fitted with a tiled double shower cubicle, low flush WC, wall mounted wash hand basin, extractor, radiator and an obscure UPVC double glazed window to the side elevation.

Bedroom Two

Having a UPVC double glazed window to the front elevation and radiator with decorative cover.

Bedroom Three

Having a UPVC double glazed window to the rear elevation and radiator.

Bedroom Four

Having a UPVC double glazed window to the front elevation and radiator.

Family Bathroom

Being fitted with a four piece suite of large tiled shower cubicle, panelled bath, wall mounted wash hand basin, low flush WC, extractor, heated towel ladder, recessed spotlights and an obscure UPVC double glazed window to the front elevation.

Exterior and Gardens

Externally to the front there is a good sized lawned frontage, double tarmac driveway leading to a single integral garage with an electric remote control operated up and over door, power, light and courtesy door to the house and there is gated access to the side to the rear garden which is enclosed by timber fencing and is mainly laid to lawn with a flagstoned path.

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details,



service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Data Protection

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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.



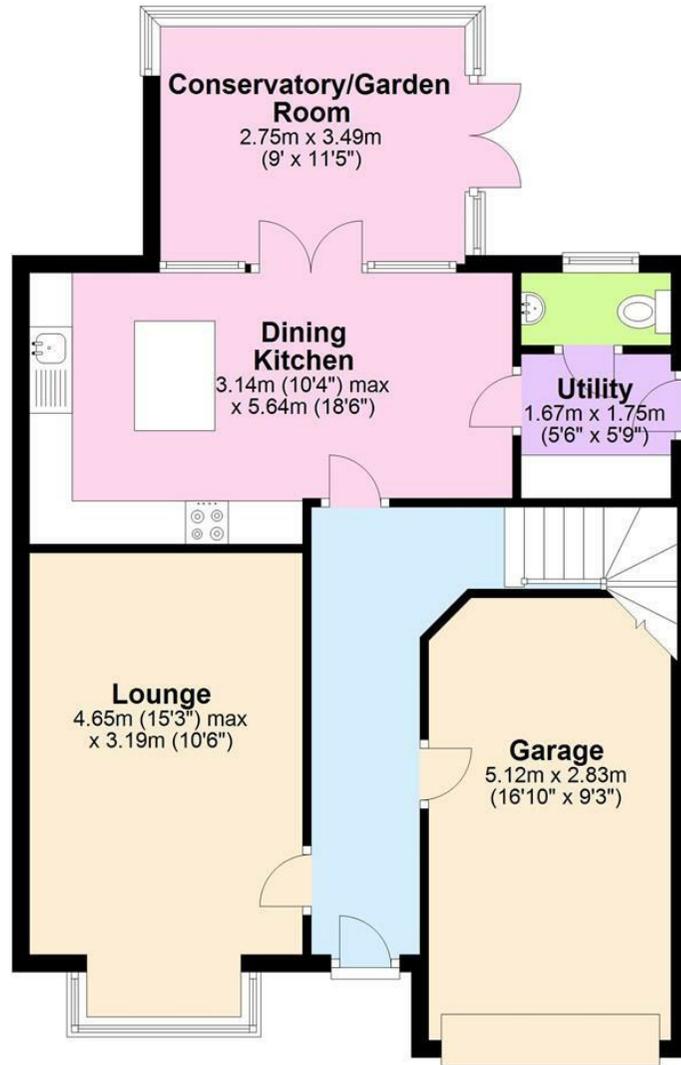




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

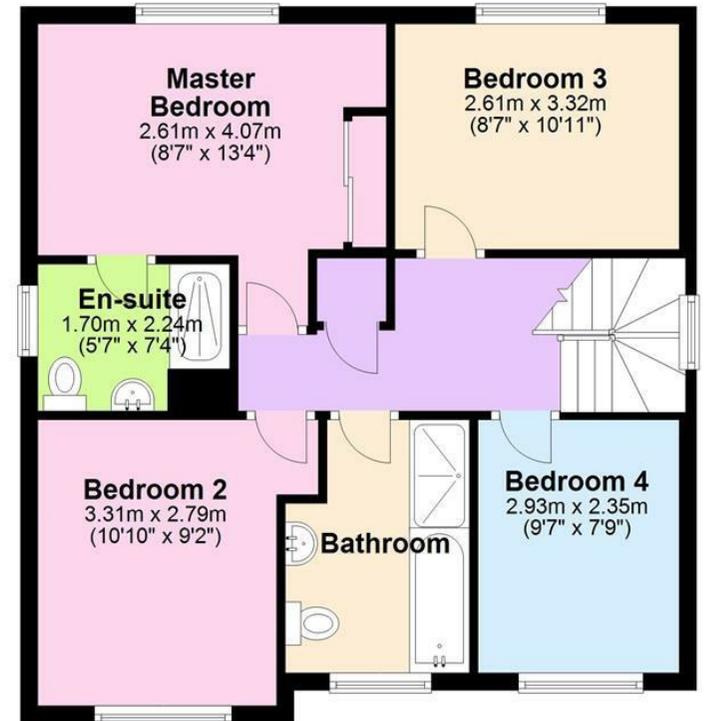
Ground Floor

Approx. 72.5 sq. metres (780.4 sq. feet)



First Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



Total area: approx. 130.0 sq. metres (1399.0 sq. feet)



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