





\*\*\*\*IMPRESSIVE EXECUTIVE DETACHED FAMILY HOME \*\*\*\* SOUGHT-AFTER HUGGLESCOTE LOCATION \*\*\*\* Situated in the desirable village of Hugglescote, on the edge of the National Forest and within easy reach of Coalville town centre, this exceptional executive detached family home combines generous living space with modern family practicality. Hugglescote is a popular location for families, offering well-regarded schools, local shops, parks, countryside walks and excellent commuter links via the A511, M1 and M42.

Beautifully presented throughout, the accommodation begins with an entrance hall and guest cloakroom. Lounge, versatile family room offers an ideal playroom, home office or potential fifth bedroom.

Stunning open-plan living and dining kitchen, thoughtfully fitted with a range of integrated appliances and featuring two sets of French doors opening onto the landscaped rear garden. A separate utility room adds further practicality. To the first floor are four generously proportioned bedrooms, including an impressive master bedroom with a dressing area and en-suite shower room. The remaining bedrooms are served by a modern family bathroom with both a separate shower and bath. Outside, the property offers beautifully landscaped gardens, a long driveway providing off-road parking for up to three vehicles, and a detached garage with an electric roller door and personal stable door side access.

Early internal viewing is highly recommended to fully appreciate the quality, space and superb lifestyle on offer.



**ABODE**  
SALES & LETTINGS

## HALL

Entrance door into the hall with stairs to the first floor, radiator, under stairs storage cupboard and doors to -

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## LOUNGE

Upvc double glazed window and a radiator.

## FAMILY ROOM/BEDROOM 5

Upvc double glazed window and a radiator.

## OPEN PLAN LIVING & DINING KITCHEN

Fitted kitchen with wall mounted, base and drawer units, work surfaces including an extended, detachable worktop and breakfast bar, sink unit and drainer unit. Fitted electric double oven, gas hob with extractor hood, integrated dishwasher and integrated fridge freezer. Upvc double glazed windows and two sets of double doors onto the garden, radiator and door to the utility room.

## UTILITY ROOM

Fitted cupboard, work surface, plumbing and space for a washing machine and space for a tumble dryer, radiator and door to the side.

## FIRST FLOOR LANDNG

Galleried landing, radiator, airing cupboard and upvc double glazed window.

## BEDROOM 1

Upvc double glazed window, radiator and open into the dressing area with built in wardrobes.



## EN SUITE

Double shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window, wardrobes and a radiator.

## BEDROOM 3

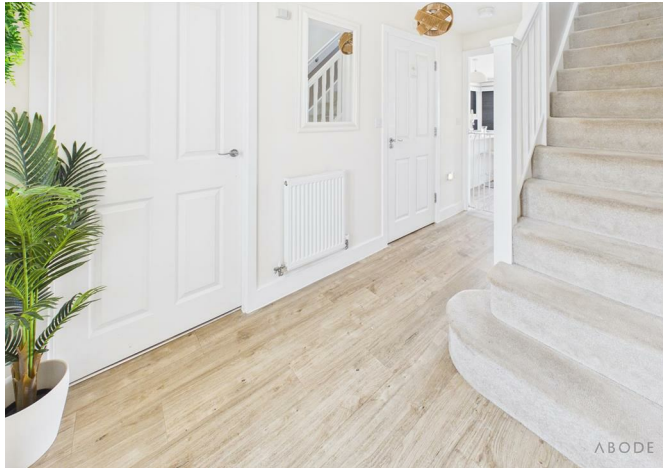
Upvc double glazed window and a radiator.

## BEDROOM 4

Upvc double glazed window and a radiator.







## BATHROOM

P shaped bath with mixer tap and shower attachment, separate shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Front garden with gated access to the entrance door, Outside power point and tap, long side drive for 3 cars down to a single garage with electric roller door. Detached garage with power, light and a personal side stable door onto the garden. Secure side gate to the enclosed rear garden offering a landscaped garden with seating area, an area currently housing a hot tub, space to the rear of the garden for a greenhouse or shed, lawn with mature borders and outside tap and power points.













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

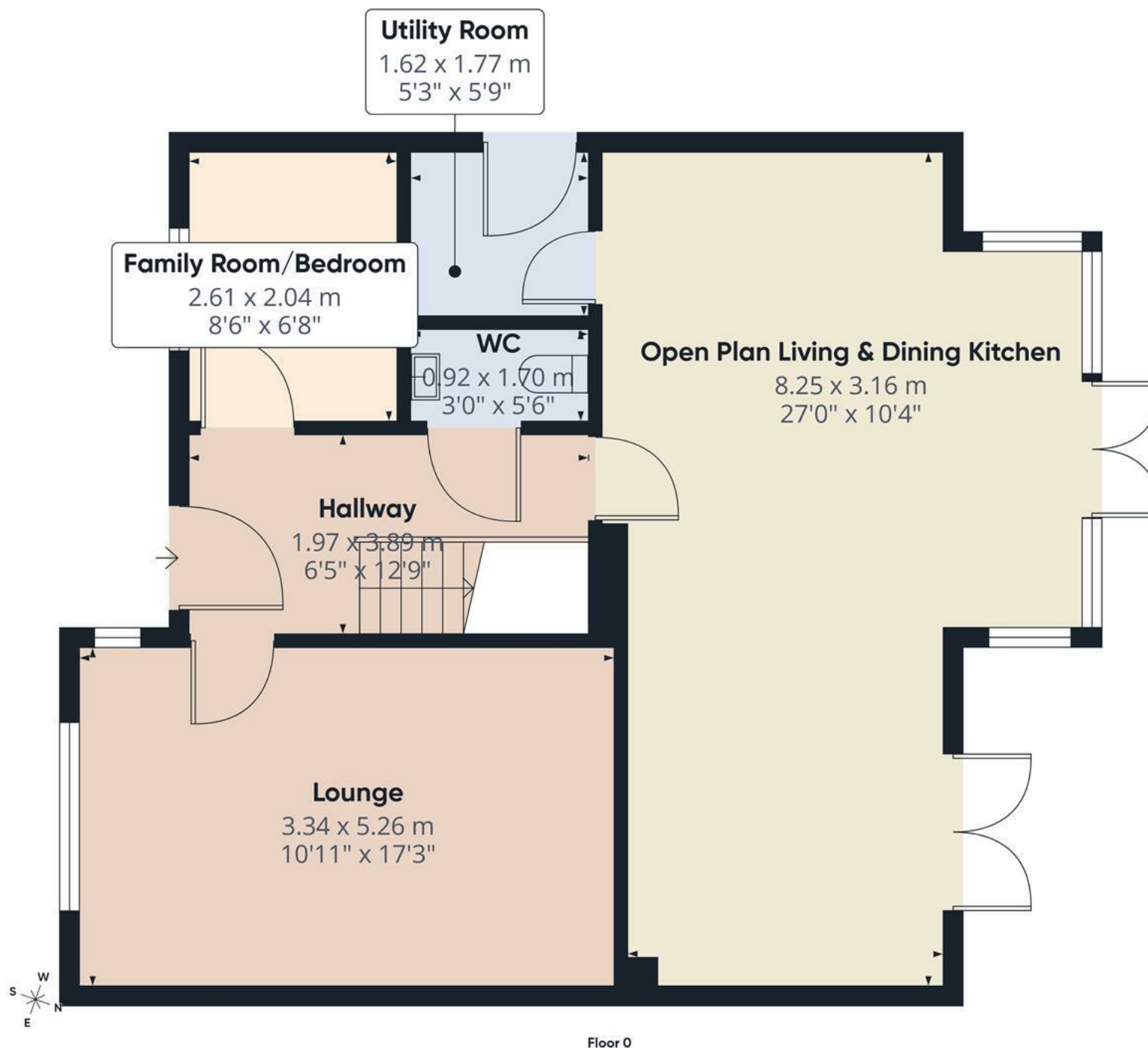
67.9 m<sup>2</sup>

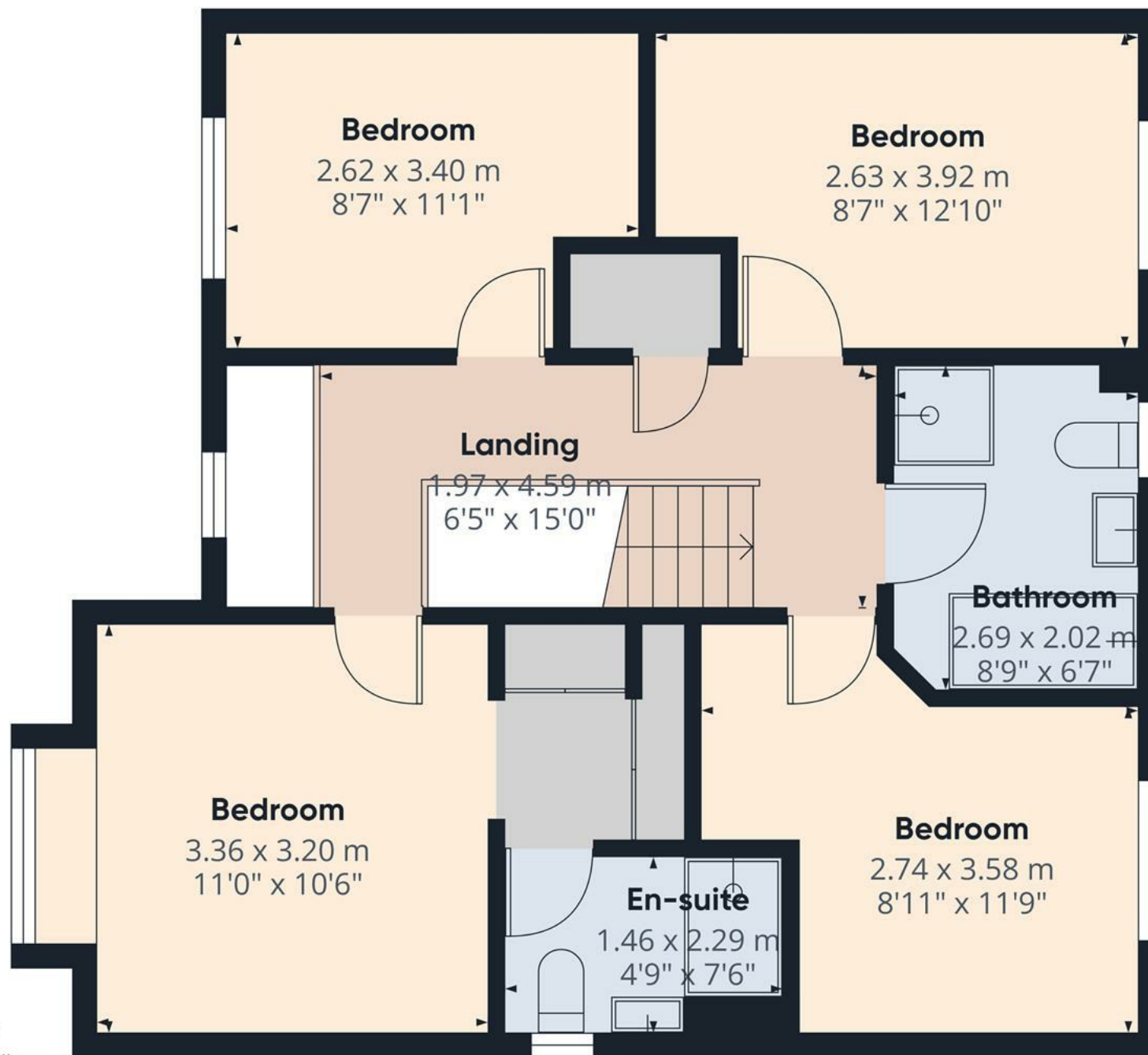
730 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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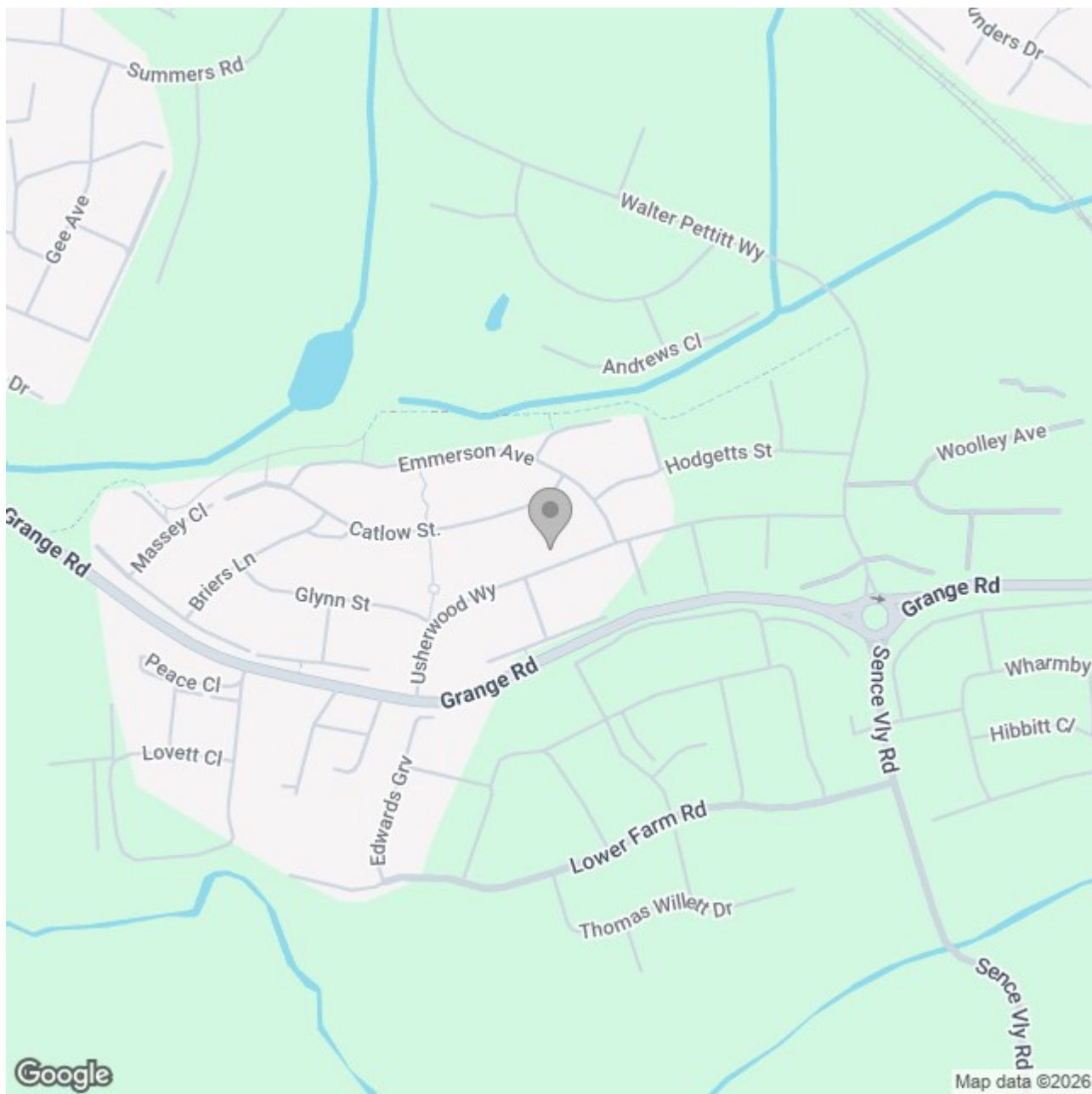
Floor 1

Approximate total area<sup>(1)</sup>  
58.5 m<sup>2</sup>  
630 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>93</b> |
| (81-91) <b>B</b>                            | <b>84</b>                                                                                                     |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |