



**USHERWOOD WAY,
HUGGLESCOTE, LE67 2HN**

**£335,000
FREEHOLD**

A beautifully presented, four bedroom detached home located in the much sought after village of Hugglescote benefiting from integral garage and private parking for two cars. Built by Davidsons in 2021 it still has 8 years remaining on the NHBC Warranty on the build. A fabulous 4 bedroom home with very flexible space built with modern day family living in mind. This a ready to move in to home and is close to all amenities including lovely country walks, excellent schools, shops and to motorway links including the M1 and the M42. Hugglescote is a quiet village within a few miles of the bustling market town of Ashby where there is an abundance of shops, restaurants, library and a leisure centre.

EDWARDS
SALES AND LETTINGS

USHERWOOD WAY

Detached family home | Modern open plan

Kitchen/ Diner | NHBC Warranty for a further 8

years | 4 good sized bedrooms | Large integral

garage and off street parking | Ensuite to master

bedroom | Low maintenance garden | Energy

efficient home | Council Tax band D | EPC rating



PROPERTY SUMMARY

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FULL DETAILS

Entry into the spacious hallway with staircase to the first floor and practical storage beneath, door to integral garage and further doors to kitchen and sitting room. The large and impressive light filled sitting room has window to front aspect. To the rear of the property is the beautifully appointed kitchen/diner which is sure to become the hub of this family home. The kitchen has a range of wall and base units together with a full set of integrated appliances still within the 2 year warranty. The space is complemented with French doors providing both easy access to, and a view over the turfed rear garden and ample space for the family dining table. The property also benefits from a separate utility room with plumbing for a washing machine and tumble dryer and access to downstairs WC and the rear garden.

Upstairs you will find the master bedroom with superb built in wardrobes with a designer ensuite. Two of the remaining three bedrooms are doubles and the remaining bedroom is a single

with ample space for storage. The family bathroom has a designer four piece suite, including shower. Throughout, the house has double glazed windows and central heating, meanwhile digitally enabled television points are thoughtfully placed at a high level and come complete with pre-wired HDMI cabling.

ENTRANCE HALL

SITTING ROOM

16' 4" x 10' 11" (4.98m x 3.33m)

KITCHEN/DINER

17' 6" x 11' 11" (5.33m x 3.63m)

UTILITY ROOM

5' 7" x 5' 5" (1.7m x 1.65m)

WC

BEDROOM ONE

14' 8" x 10' 11" (4.47m x 3.33m)

EN SUITE

BEDROOM TWO

13' 11" x 9' 1" (4.24m x 2.77m)

BEDROOM THREE

11' 2" x 9' 4" (3.4m x 2.84m)

BEDROOM FOUR

10' 1" x 10' 1" (3.07m x 3.07m)

BATHROOM

GARAGE

19' 3" x 8' 11" (5.87m x 2.72m)

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the

provider is expected to pay us the corresponding Referral Fee.

USHERWOOD WAY







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ADDITIONAL INFORMATION

Local Authority – North West Leicestershire District Council

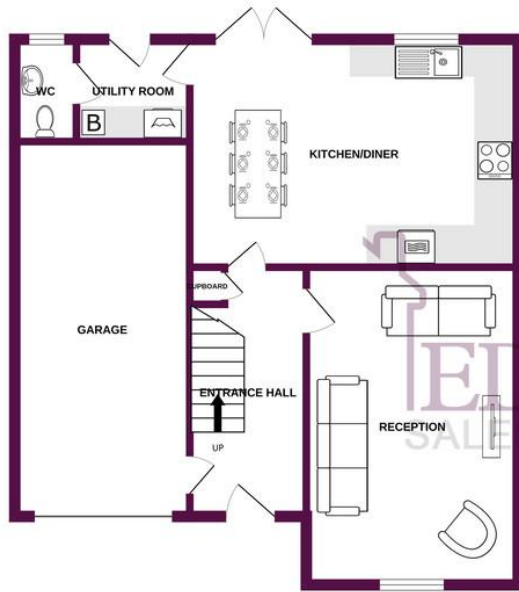
Council Tax – Band D

Viewings – By Appointment Only

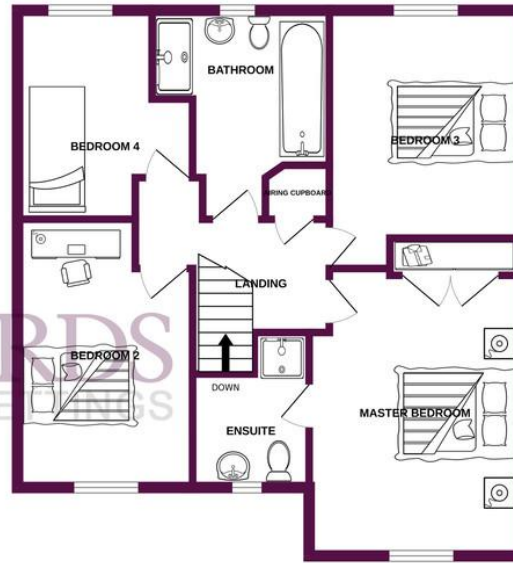
Tenure – Freehold



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICE

38 Frederick Street
Loughborough
LE11 3BJ

01509 268208
info@helloedwards.co.uk
www.helloedwards.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements