

# Holdere

A Modern Estate Agent



46 Ashburton Road, Coalville, LE67 2HA

£290,000

Holdere Estate Agents are delighted to bring to market this well-presented three-bedroom semi-detached period home in Hugglescote near Coalville, offering a modern open-plan Living kitchen diner with shaker-style grey units and French doors to the garden, plus a separate lounge/dining room and downstairs shower room. The property also benefits from a stylish family bathroom, off-road parking with carport, and a 100ft long rear garden with patio, lawns, mature shrubs and a summerhouse/shed.

## **Summary**

Situated on Ashburton Road in the popular village of Hugglescote, close to the nearby town of Coalville, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families situated just across the road Hugglescote Primary School.

The property features a bright and welcoming open-plan living kitchen diner complete with log burner, forming the heart of the home. The kitchen is fitted with contemporary shaker-style grey units and benefits from French doors opening directly onto the rear garden, creating a seamless flow between indoor and outdoor living. In addition, there is a separate lounge/dining room providing further flexibility, along with a convenient downstairs shower room.

To the first floor, there are three well-proportioned bedrooms together with a family bathroom fitted with a modern suite and finished in neutral tones with full tiling, offering a clean and stylish feel.

Externally, the property enjoys off-road parking and a carport to the front. To the rear is a generous long garden featuring a brick dwarf-walled patio area, lawns and mature shrubs, creating an attractive and well-established outdoor space. At the top of the garden sits a summerhouse/shed, ideal for storage, hobbies or a home office.

Well located for local amenities, schools and transport links, this is a fantastic opportunity to acquire a spacious and stylish family home in a sought-after residential area.

## **Disclaimer**

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part

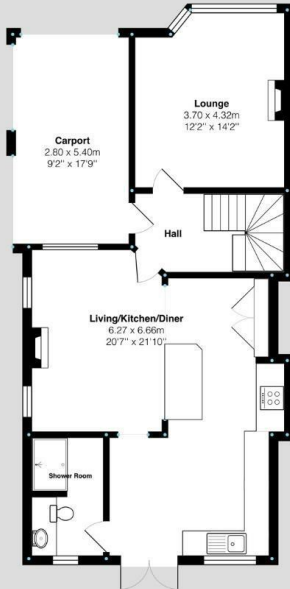
of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## **Extra Information**

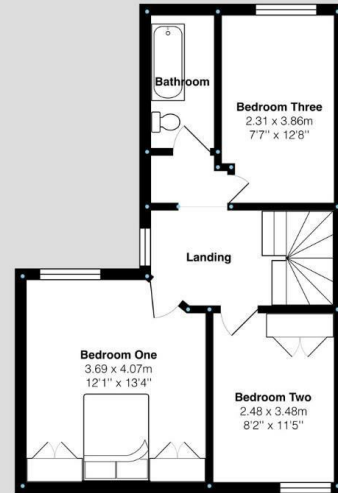
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# Floor Plan

Ground Floor:



First Floor:



Ashburton Road, Hugglescote

Internal Square Footage: Approx 1220 sq.ft

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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