

Station Road, Hugglescote, Leicestershire, LE67 2GB
£175,000





**** SEMI DETACHED PROPERTY **** Period property in a popular location offering a lounge and dining room, modern fitted kitchen with built in appliances and double doors onto the garden. Two bedrooms and a bathroom to the first floor. Front from garden and an enclosed rear garden.



LOUNGE

Upvc double glazed entrance door into the Lounge with a upvc double glazed window to the front, exposed brick chimney breast, wood flooring, radiator and an under stairs storage cupboard.

DINING ROOM

Wood flooring, upvc double glazed window, radiator and stairs to the first floor.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with a gas hob and extractor hood. Integrated, fridge, freezer and washing machine. Radiator and upvc double glazed doors onto the garden.

FIRST FLOOR LANDING

Loft access, upvc double glazed window and doors to -

BEDROOM 1

Upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window and a radiator, storage cupboard.

BATHROOM

P-shape panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, chrome ladder style radiator, storage cupboard and a upvc double glazed window.

OUTSIDE

Front fore garden with steps up-to the entrance door. Rear garden with lawn and patio







Approximate total area⁽¹⁾

32.6 m²

351 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 0

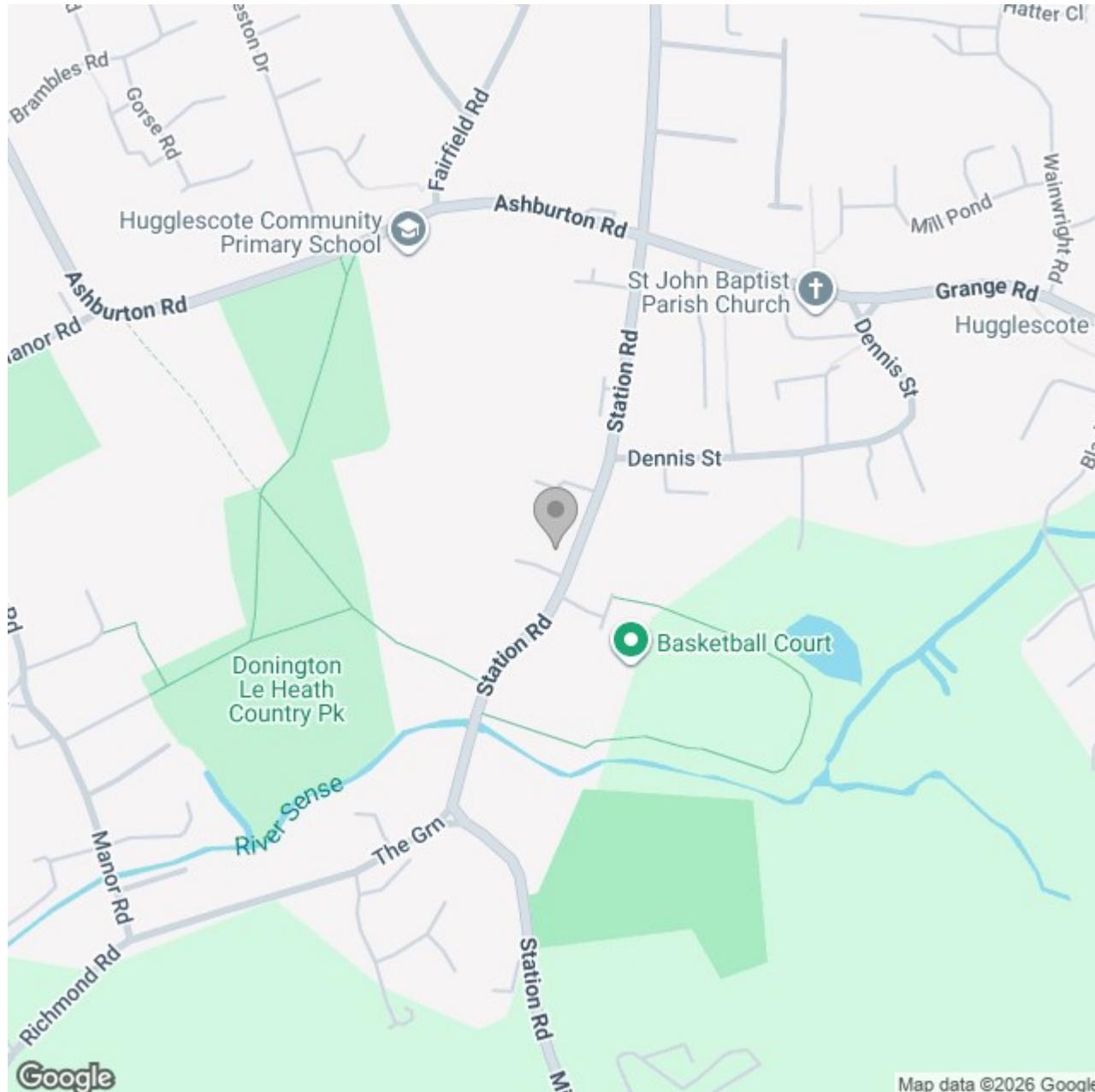


(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	