

28 Crescent Road  
Hugglescote, Coalville, LE67 2BB

£160,000

2 1 3

## Brief Description

This BEAUTIFULLY PRESENTED mid-terrace house is an IDEAL OPPORTUNITY for first-time buyers seeking a home full of character and charm. Nestled on Crescent Road in the popular village of Hugglescote, with two spacious double bedrooms and three inviting reception rooms, this property offers a DELIGHTFUL BLEND of comfort and style.

Upon entering, you are welcomed by a COSY LIVING ROOM featuring a bow window and a CHARMING FIREPLACE, creating a warm atmosphere perfect for relaxation. The living space flows seamlessly into the DINING ROOM, which boasts a rear elevated window, elegant ceiling coving, and a feature wood store fireplace. This area is perfect for entertaining guests or enjoying family meals.

The MODERN KITCHEN is well-equipped with a range of wall and base units, providing ample storage. It includes space for a washing machine, dishwasher, and a freestanding double oven with a four-ring gas hob. The tiled flooring and splashback add a contemporary touch, while the concealed Worcester combination boiler ensures efficiency. A rear lobby leads to a convenient ground floor WC and a UTILITY ROOM that grants access to the garden. To the rear, an extended conservatory currently utilised as a playroom, features French doors that open to the outdoor space.

Upstairs, you will find two GENEROUSLY SIZED double bedrooms, both offering plenty of natural light and storage options. The FAMILY BATHROOM is a well-appointed four-piece suite, complete with a corner shower, large bath, WC, and wash hand basin, all finished with STYLISH herringbone vinyl flooring and half-tiled walls.

Externally, the LANDSCAPED REAR GARDEN is a true highlight, featuring an initial patio area, a further rear patio, a lawn, and planted borders, all enclosed by a secure fence with side gated access. Additionally, a TIMBER SUMMERHOUSE and store provide extra utility and charm to this delightful outdoor space. This property is IDEALLY LOCATED with easy access to local amenities.





ON THE FIRST FLOOR

Living Room  
12'8" x 14'10" (3.86m x 4.52m)

Dining Room  
12'9" x 11'8" (3.89m x 3.56m)

Kitchen  
7'9" x 10'2" (2.36m x 3.10m)

Rear Lobby

Ground Floor WC  
4'6" x 5'10" (1.37m x 1.78m)

Utility Room  
7'7" x 10'11" (2.31m x 3.33m)

Conservatory  
7'11" x 9'11" (2.41m x 3.02m)



ON THE FIRST FLOOR

Landing

Bedroom 1  
14'4" x 12'0" (4.37m x 3.66m)

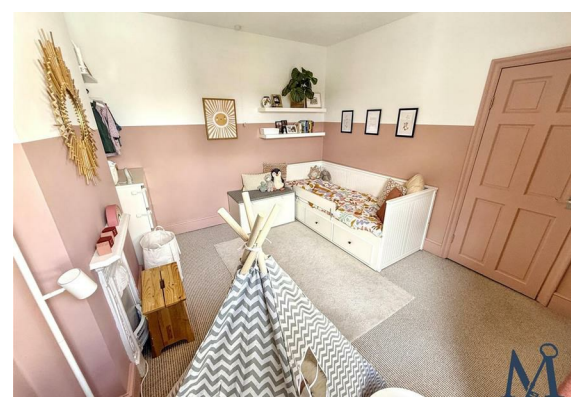
Bedroom 2  
11'3" x 12'0" (3.43m x 3.66m)

Family Bathroom  
8'0" x 9'8" (2.44m x 2.95m)

ON THE OUTSIDE

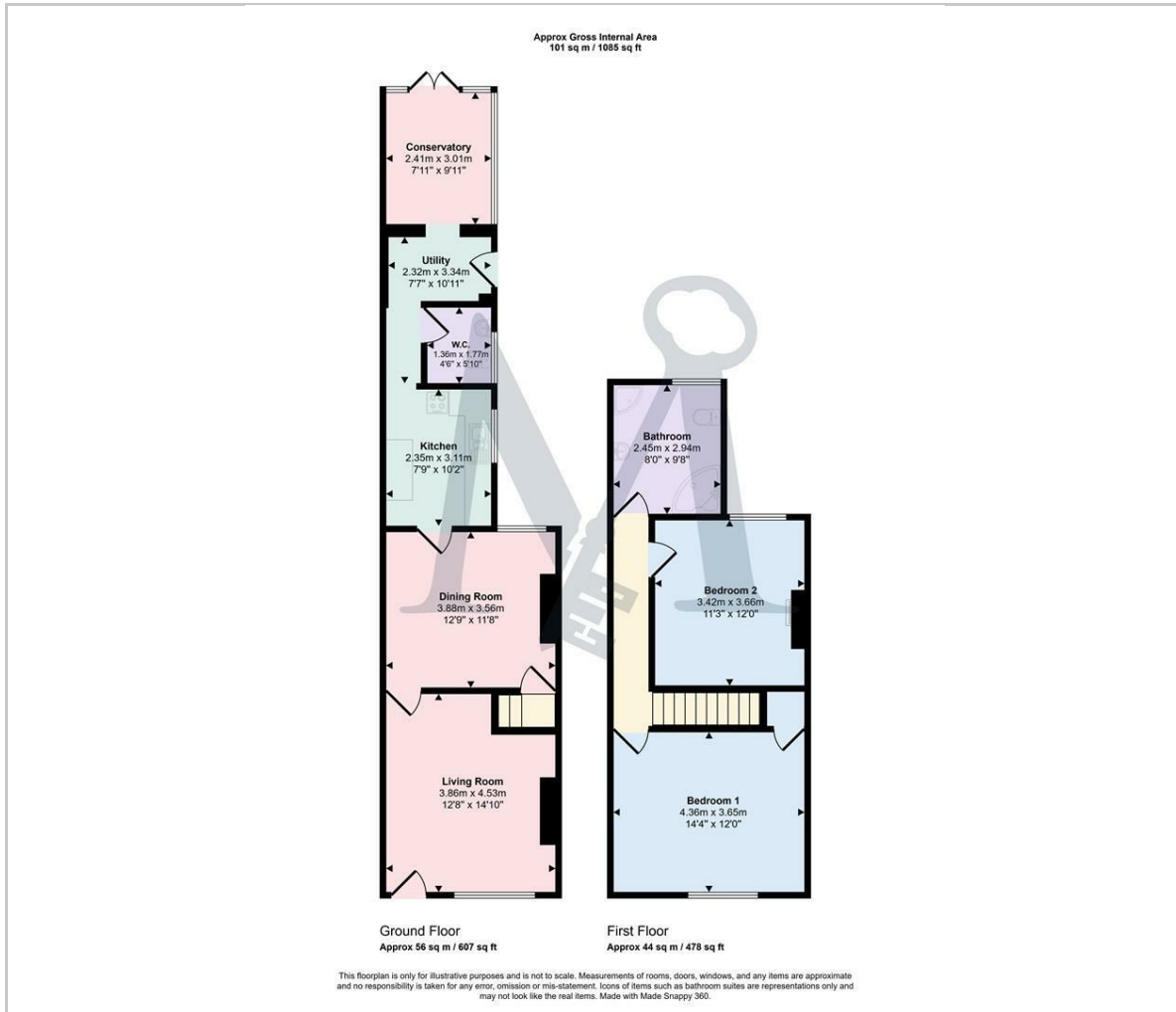
Rear Garden







## Floor Plan



## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

