



215 Ashburton Road
Hugglescote, Coalville, LE67 2HE

£260,000



Brief Description

This well maintained two bedroom detached bungalow occupies a GENEROUR PLOT and offers spacious, versatile accommodation with excellent potential for a purchaser to personalise. Benefiting from a recently replaced combination boiler, an extended conservatory, useful loft room, extensive off road parking and a larger than average detached garage. Offered with NO UPWARD CHAIN.

The accommodation comprises an entrance hall providing access to all rooms and a pull down ladder to the loft room. The spacious lounge features a stone effect fireplace with multi fuel burning stove, with sliding patio doors opening into the IMPRESSIVE CONSERVATORY. Extending across the full width of the property, the conservatory creates a superb additional reception area with full height double glazed, sliding doors and pleasant views over the rear garden.

The kitchen is fitted with a range of wall and base units and includes an integrated Bosch oven and grill, four ring gas hob with extractor hood, one and a half bowl sink unit and space for further appliances. There are two well proportioned double bedrooms, with the main bedroom benefiting from an extensive range of fitted wardrobes, drawers and storage units. The shower room is fitted with a modern white suite comprising a walk in shower, WC and wash hand basin.

A particular feature is the USEFUL LOFT ROOM, which incorporates built in storage and provides flexible space suitable for hobbies, crafts, home working or general storage.

Outside, the property enjoys a landscaped front garden and a substantial driveway providing PARKING FOR SEVERAL VEHICLES, caravan or motorhome. The detached one and a half garage benefits from a roller shutter door, power, lighting and side and rear access.

The GENEROUS REAR GARDEN enjoys an open outlook and is predominantly laid to lawn with established planting, shrubs and enclosed fencing.





ON THE GROUND FLOOR

Entrance Hall

Living Room

10'9" x 17'1" (3.29 x 5.21)

Conservatory

20'7" x 7'1" (6.28 x 2.17)

Kitchen

9'7" x 10'8" (2.93 x 3.26)

Bedroom One

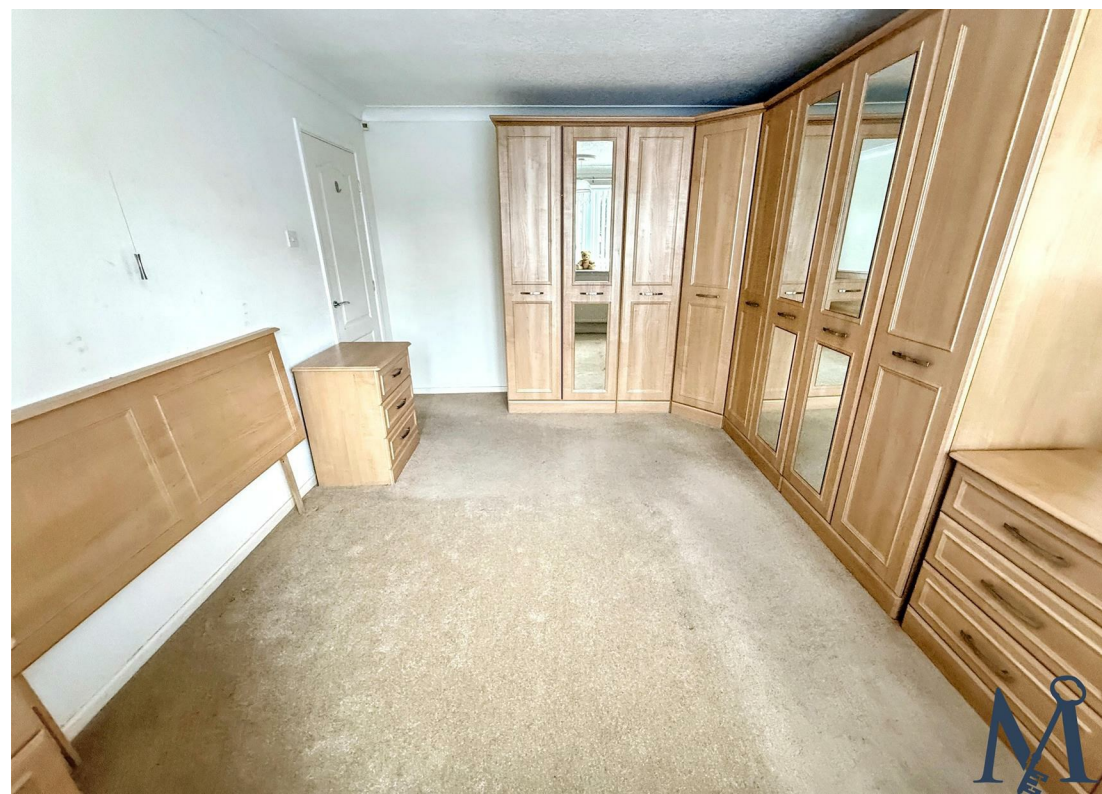
10'7" x 13'3" (3.24 x 4.05)

Bedroom Two

9'6" x 8'3" (2.9 x 2.53)

Shower Room

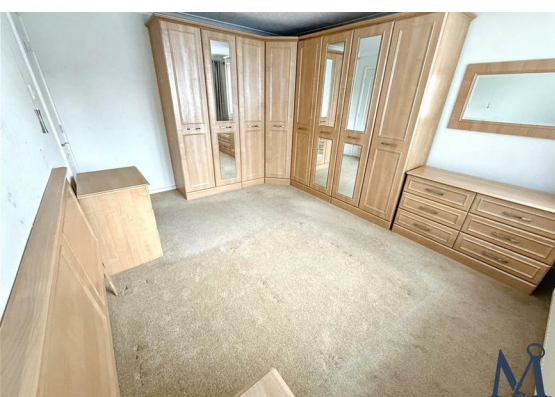
5'2" x 6'7" (1.59 x 2.03)



ON THE FIRST FLOOR

Loft Room

9'5" x 18'2" (2.88 x 5.54)



ON THE OUTSIDE

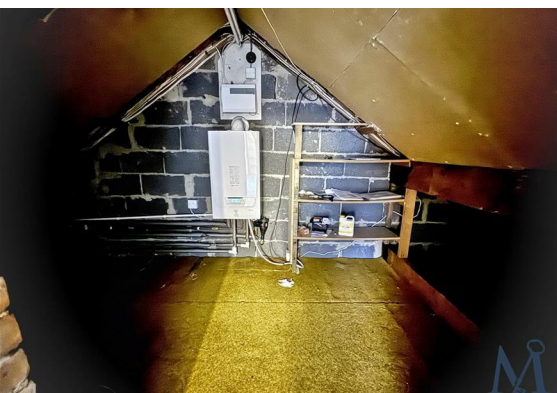
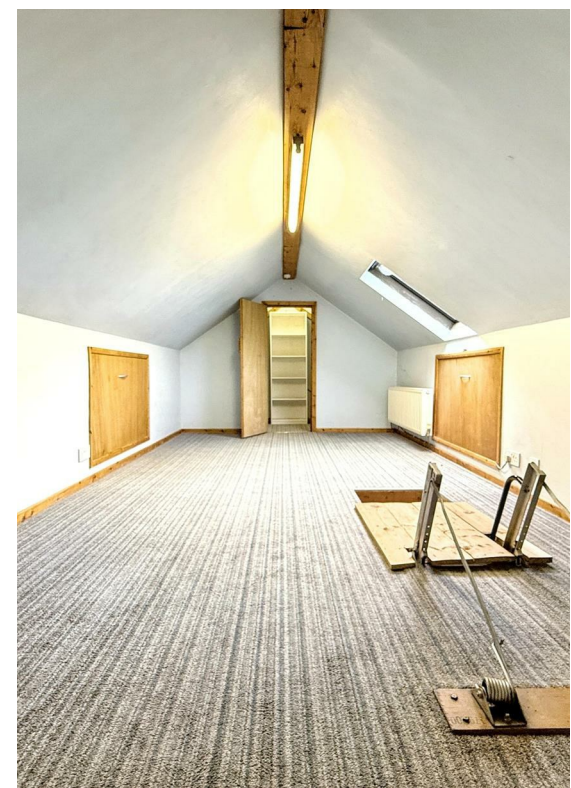
Front Garden

Driveway

Detached 1.5 Garage

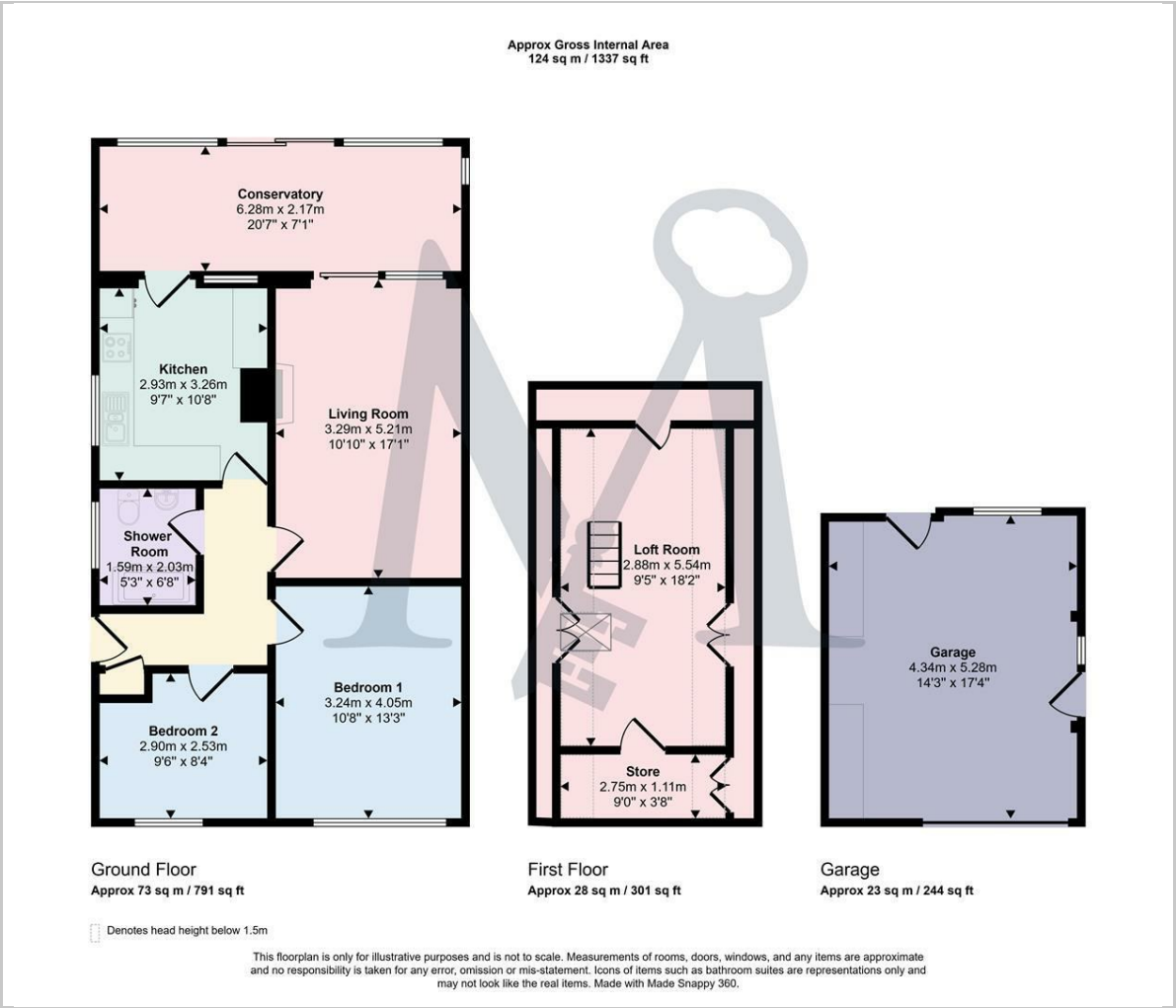
14'2" x 17'3" (4.34 x 5.28)

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

