

# Sinclair



33 Station Road, Hugglescote

Offers Over £220,000

# 33 Station Road

Hugglescote

**OFFERED WITH NO UPWARD CHAIN.** This THREE BEDROOM SEMI DETACHED family home comes to the market enjoying a KITCHEN/DINER and a GARAGE whilst being situated in close proximity to transport links. In brief the property comprises; a lounge and a kitchen/diner on the ground floor with stairs rising to the first floor granting access to three bedrooms and the family bathroom. To the outside is a rear garden, garage and front driveway.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi Detached Home
- Three Bedrooms
- Open-Plan Kitchen/Diner
- Off Road Parking
- Garage
- No Upward Chain



## GROUND FLOOR

### Entrance Hall

Entered via a composite front door with inset opaque double glazed panel, having an adjacent double glazed window with stairs rising to the first floor, access to under stair storage with timber effect laminate flooring.

### Lounge

13' 1" x 10' 9" (3.99m x 3.28m)

Having uPVC double glazed window to front, coving and continued flooring from the entrance hall.

### Kitchen/Diner

9' 4" x 25' 1" (2.85m x 7.64m)

Inclusive of an attractive range of wall and base units, a sink and drainer unit with Swan neck mixer tap, having metro tiled splash backs, a four ring gas hob with extractor hood over with electric oven and grill, space and plumbing for appliances, inset down lights with uPVC double glazed windows to side and rear with further uPVC framed French doors to the rear, having ceramic tiled flooring and an opaque uPVC personnel door accessing the private rear garden.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing give way to three good size bedrooms and the family bathroom and comprise a loft hatch, coving and uPVC double glazed window to side.

### Bedroom One

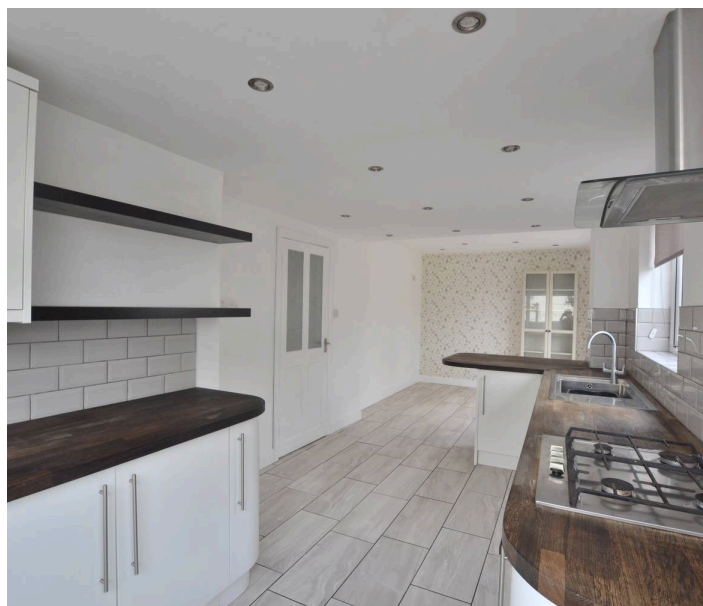
13' 2" x 10' 4" (4.01m x 3.15m)

Having uPVC double glazed window to front and coving.

### Bedroom Two

9' 2" x 9' 7" (2.79m x 2.92m)

Having uPVC double glazed window to rear with coving.



### Bedroom Three

8' 5" x 7' 6" (2.56m x 2.29m)

Having uPVC double glazed window to front.

### Family Bathroom

5' 4" x 6' 1" (1.63m x 1.85m)

This three piece white suite comprises a low level push button w.c, vanity wash hand basin with mono block mixer tap, panel bath with splash screen and thermostatic waterfall shower over, having an additional hand wash.

Also benefitting from partly tiled walls, vinyl flooring, inset down lights with a heated towel rail and an opaque uPVC double glazed window to rear.

### Rear Garden

Entered via a side gated access with a paved seating area facilitated by wall lighting and a water point and surrounded by timber fly board fencing, having a tiered area to a raised lawn which in turn sits adjacent to an area of artificial lawn.

### Driveway

A tarmacadam driveway offers off road parking for multiple vehicles and is enclosed by a half height brick wall with wrought iron fence posts above.

### Garage

Having both light and power with an up and over front door and housing a gas fired central heating boiler.



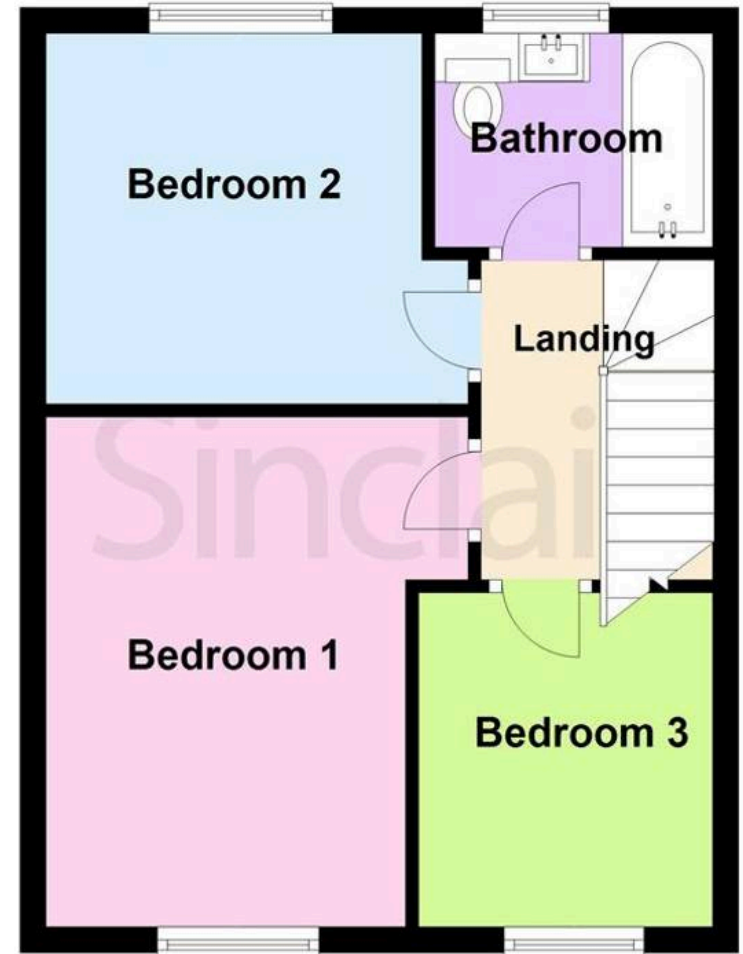




## Ground Floor



## First Floor





## Sinclair Estate Agents

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