



1 Totnes Close  
Hugglescote, Coalville, LE67 2GZ

£230,000

2 1 2

MAYNARD ESTATES

## Brief Description

Offered AVAILABLE WITH NO UPWARD CHAIN and positioned in the tranquil CUL-DE-SAC of Totnes Close, Hugglescote. This CHARMING detached bungalow features two bedrooms, a modern shower room, a private garden and single garage to the rear, making it an ideal choice for couples or small families seeking a peaceful retreat.

Upon entering, you are welcomed by an INVITING entrance porch that leads directly into the open-plan living accommodation. The living room, enhanced by an OPEN FIRE, flows seamlessly into the dining area, which was previously a third bedroom. This dual-aspect space is bathed in NATURAL LIGHT, creating a warm and airy atmosphere perfect for relaxation or entertaining.

The MODERN SHOWER ROOM is a standout feature, boasting a contemporary three-piece suite with a spacious double walk-in shower, fully tiled for a SLEEK FINISH. The kitchen is equipped with a range of modern wall and base units, complemented by a free-standing double oven and grill, along with a four-ring hob, ensuring that culinary enthusiasts will feel right at home.

The bedrooms offer comfort and practicality, with the master bedroom featuring built-in wardrobes and a matching chest of drawers. Both bedrooms overlook the serene rear garden, providing a PEACEFUL VIEW to wake up to each morning.

Externally, the property boasts a PRIVATE AND ESTABLISHED rear garden, complete with paved patios, pathways, and a lush lawn, bordered by mature shrubs and trees, all enclosed by a secure fence and conifer boundary. The front garden is equally appealing, laid to lawn and featuring a paved driveway that provides OFF-ROAD PARKING for multiple vehicles, leading to a SINGLE GARAGE at the rear.

This bungalow presents an EXCELLENT OPPORTUNITY for those looking to add their PERSONAL TOUCH and create a truly special home in a desirable location. Whether you are a first-time buyer, a small family, or someone seeking a tranquil retirement home, this property is well worth a visit.





## ON THE INSIDE

Porch

Living Area  
16'1" x 11'0" (4.90m x 3.35m)

Dining Area  
16'1" x 12'8" (4.90m x 3.86m)

Inner Hallway

Shower Room

Kitchen  
11'0" x 8'1" (3.35m x 2.46m)

Bedroom 1  
11'0" x 9'1" (3.35m x 2.77m)

Bedroom 2  
7'8" x 6'2" (2.34m x 1.88m)



## ON THE OUTSIDE

Front Garden

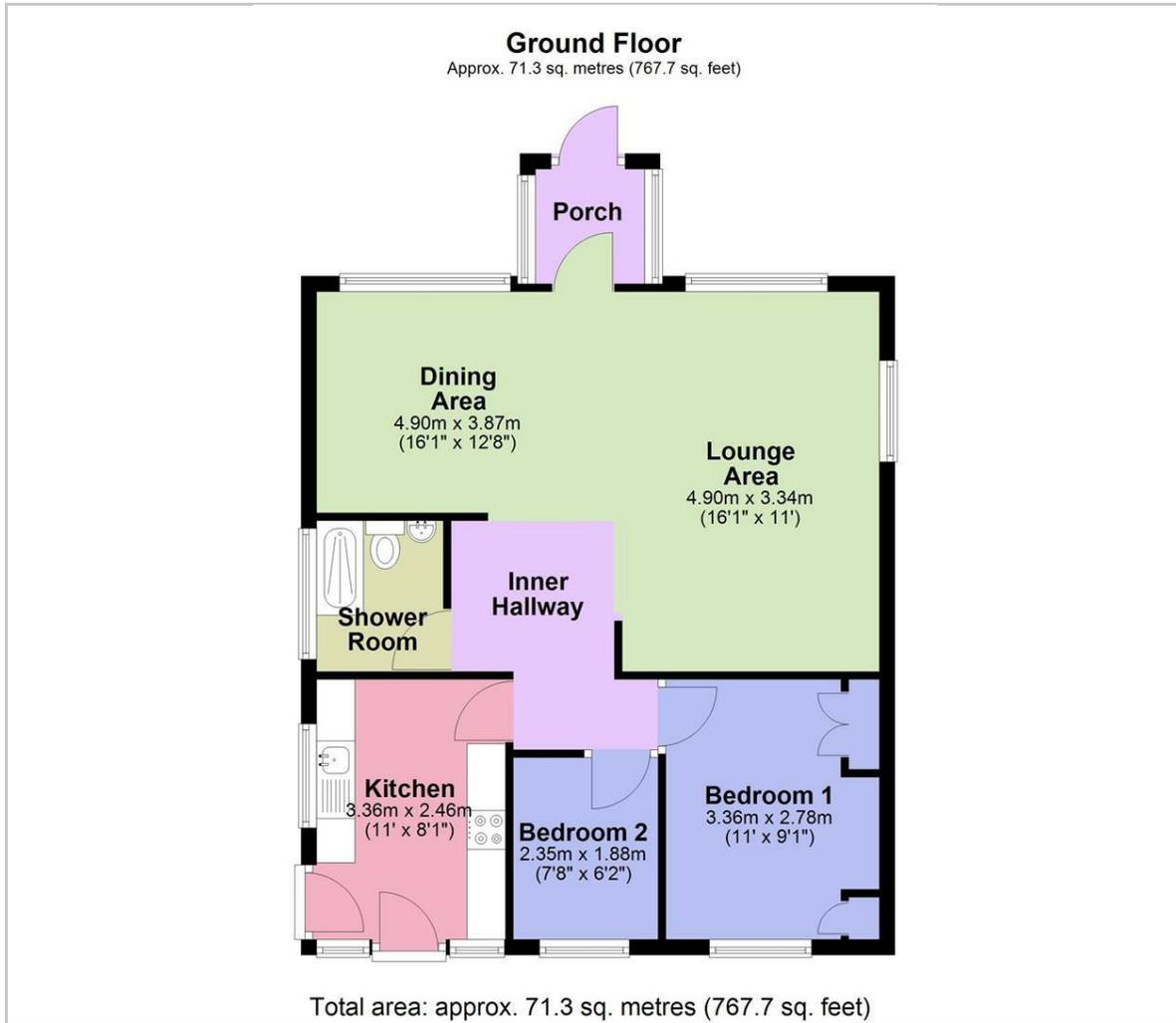
Rear Garden

Driveway

Single Garage



## 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

