



47 Percival Way, Coalville, LE67 2LB

£280,000

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Brief Description

This EXQUISITE three-bedroom house on Percival Way, Hugglescote is a remarkable new build by David Wilson, completed in 2022. Spanning three storeys, this VERSATILE property offers a perfect blend of modern living and comfort, making it an ideal family home.

As you enter, you are greeted by a welcoming entrance hall adorned with BEAUTIFULL TILED FLOORING that extends throughout the ground floor. The practical layout includes a convenient ground floor WC and a STUDY, perfect for those who work from home. The heart of the home is undoubtedly the IMPRESSIVE open-plan living kitchen diner, which boasts a range of contemporary dove grey gloss units, complemented by a stone-style worktop and integrated appliances, including a fridge/freezer, oven, and dishwasher. The living/ding area is bathed in natural light, thanks to the French doors that open onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor spaces.

On the first floor, you will find a SPACIOUS MASTER BEDROOM featuring a large window that frames the PICTURESQUE VEIWS of the playing fields beyond, along with its own en-suite bathroom. Additionally, there is a VERSATILE LIVING ROOM that can serve as a second bedroom or a relaxing retreat, depending on your needs. The second floor houses two further bedrooms and a family bathroom, ensuring ample space for all family members.

The exterior of the property is EQUALLY IMPRESSIVE, with a meticulously landscaped rear garden that includes two paved patios, an artificial lawn, decorative stone and pathways, all enclosed within a fenced boundary. The front garden is EQUALLY CHARMING, featuring decorative stone and planting. For your convenience, the DRIVEWAY provides parking for multiple vehicles.

This stunning property is not just a house; it is a home that offers a perfect setting for family life, with its modern amenities and beautiful surroundings. Don't miss the opportunity to make this stunning house your new home.

£280,000



ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Study 5'10" x 8'8" (1.78m x 2.64m)

Open Plan Kitchen / Living Room / Diner
12'7" x 19'10" (3.84m x 6.05m)

ON THE FIRST FLOOR

Landing

Master Bedroom 12'9" x 9'10" (3.89m x 3.00m)

En-Suite 4'11" x 6'10" (1.50m x 2.08m)

Living Room 12'8" x 11'6" (3.86m x 3.51m)





ON THE SECOND FLOOR

Landing

Bedroom 2 12'9" x 7'1" (3.89m x 2.16m)

Bedroom 3 12'7" x 11'5" (3.84m x 3.48m)

Family Bathroom 5'7" x 6'2" (1.70m x 1.88m)

ON THE OUTSIDE

Rear Garden

Front Garden

Driveway

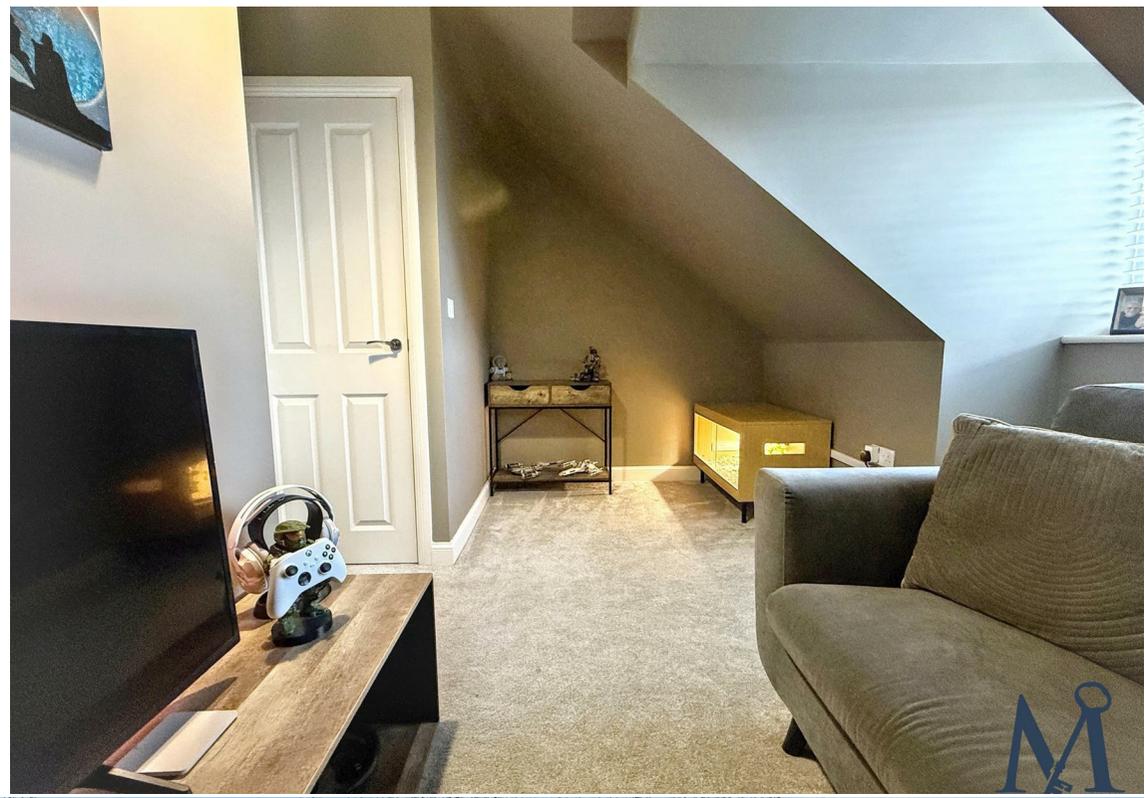
Key Features

- Stunning Three Storey Home
- Ground Floor Study
- Contemporary Family Bathroom
- Separate Living Room
- Ideal First Time Buyer / Family Home
- Open Plan Living, Kitchen, Diner
- En Suite To Master Bedroom
- Open Playing Fields View To Rear
- Beautifully Landscaped Garden
- Virtual Property Tour Available



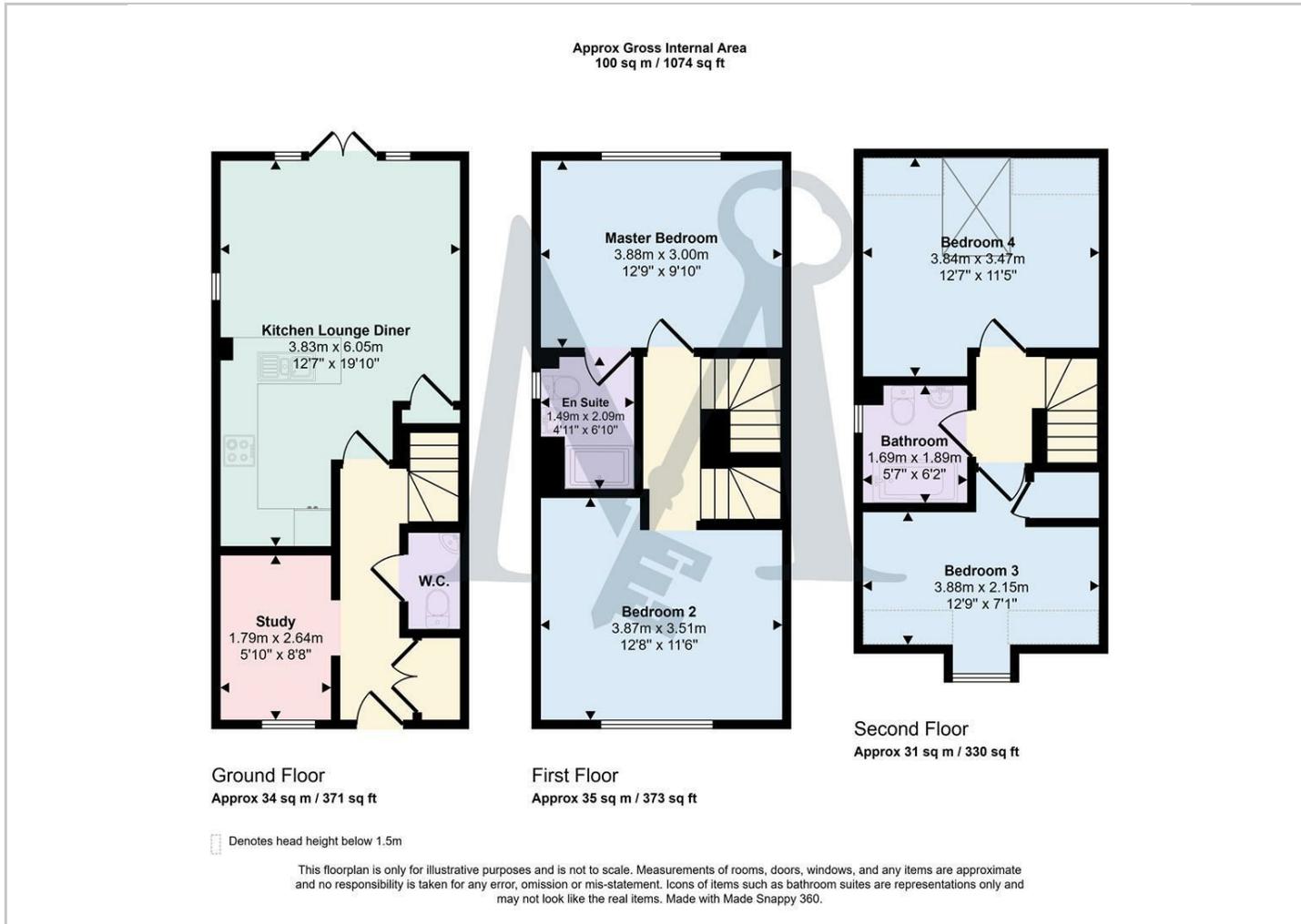




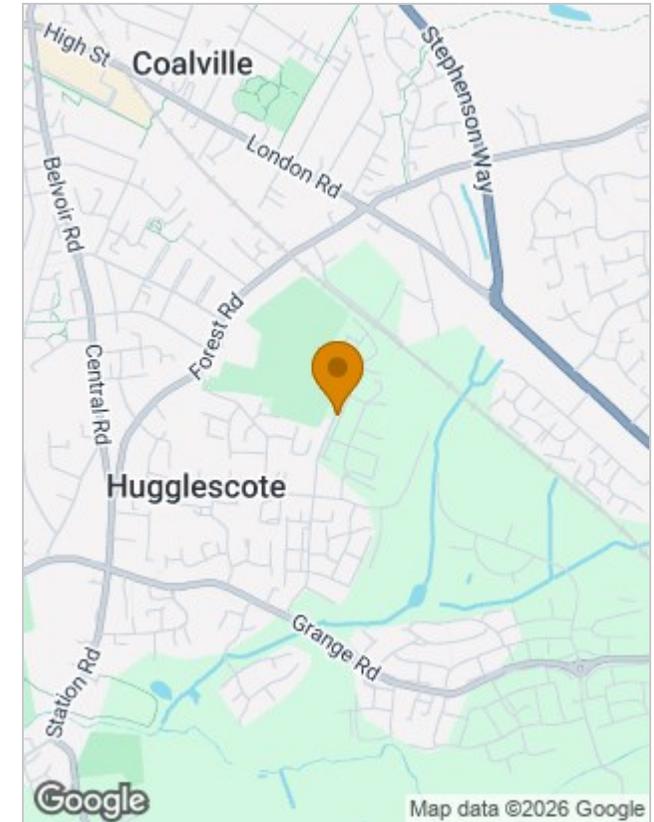




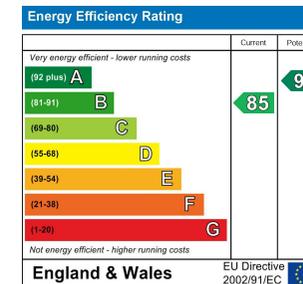
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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