



MAYNARD  
ESTATES

Maple Hawthorn Rise, Coalville, LE67 8AJ

£565,000





# Brief Description

This IMPRESSIVE DETACHED house nestled in the charming area of Hawthorn Rise, Swannington, offers a perfect blend of modern living and elegant design. Spanning three storeys, the property boasts four SPACIOUS double bedrooms and three well-appointed bathrooms, making it an IDEAL FAMILY HOME.

As you enter, you are greeted by a welcoming entrance hall adorned with STYLISH AMTICO herringbone flooring and feature wall panelling. The ground floor features a convenient WC and two versatile reception rooms. The LIVING ROOM, with its French doors and wooden shutter blinds, seamlessly connects to the rear garden, creating a delightful space for relaxation and entertaining. The front reception room OFFERS FLEXIBILITY, perfect for a playroom, office, or any other purpose you desire.

The heart of the home is the OPEN-PLAN KITCHEN/DINER, which showcases a STUNNING ARRAY of dove grey and dark blue cabinetry, complemented by a MARBLE WORKTOP and herringbone-style splashback. This space is equipped with INTEGRATED BOSCH APPLIANCES, including a double oven, dishwasher, and fridge freezer. Bifold twin doors lead to the rear garden, while an ISLAND BREAKFAST BAR and feature pendant lighting enhance the kitchen's appeal. A UTILITY ROOM conveniently adjoins the kitchen, adding to the practicality of the layout.

On the first floor, the MASTER BEDROOM features a walk-in wardrobe and a LUXURIOUS EN-SUITE bathroom. Bedroom two also benefits from its own en-suite, ensuring comfort and privacy. The second floor houses two equally sized double bedrooms, with a shared shower room conveniently located between them.

Outside, the westerly-facing REAR GARDEN is a true highlight, featuring paved patio areas, a large lawn, and gravel borders, all within an enclosed walled and fenced boundary with side gated access. The property also includes a DOUBLE GARAGE with parking and EV charging point, while the front garden is beautifully paved and laid to lawn, finished with elegant iron railings.

£565,000

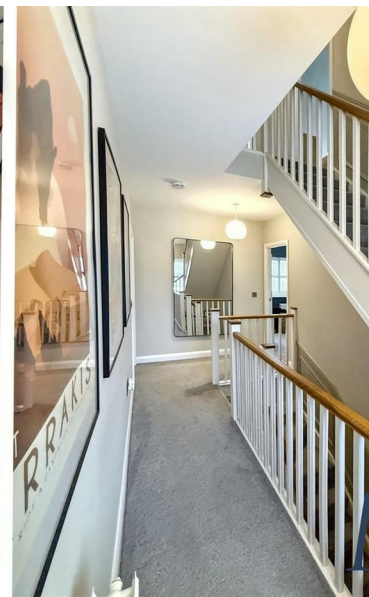


## ON THE GROUND FLOOR

|                 |                               |
|-----------------|-------------------------------|
| Entrance Hall   |                               |
| Ground Floor WC |                               |
| Office          | 10'4" x 7'6" (3.15m x 2.29m)  |
| Living Room     | 10'3" x 14'9" (3.12m x 4.50m) |
| Kitchen Diner   | 10'4" x 29'4" (3.15m x 8.94m) |
| Utility Room    | 7'10" x 5'11 (2.39m x 1.80m)  |

## ON THE FIRST FLOOR

|                |                               |
|----------------|-------------------------------|
| Landing        |                               |
| Master Bedroom | 10'6" x 16'1" (3.20m x 4.90m) |
| En Suite       | 10'6" x 6'5" (3.20m x 1.96m)  |
| Dressing Room  | 7'4" x 6'2" (2.24m x 1.88m)   |





|           |                                |
|-----------|--------------------------------|
| Bedroom 2 | 10'10" x 14'9" (3.30m x 4.50m) |
| En Suite  | 10'10" x 7'7" (3.30m x 2.31m)  |

#### ON THE SECOND FLOOR

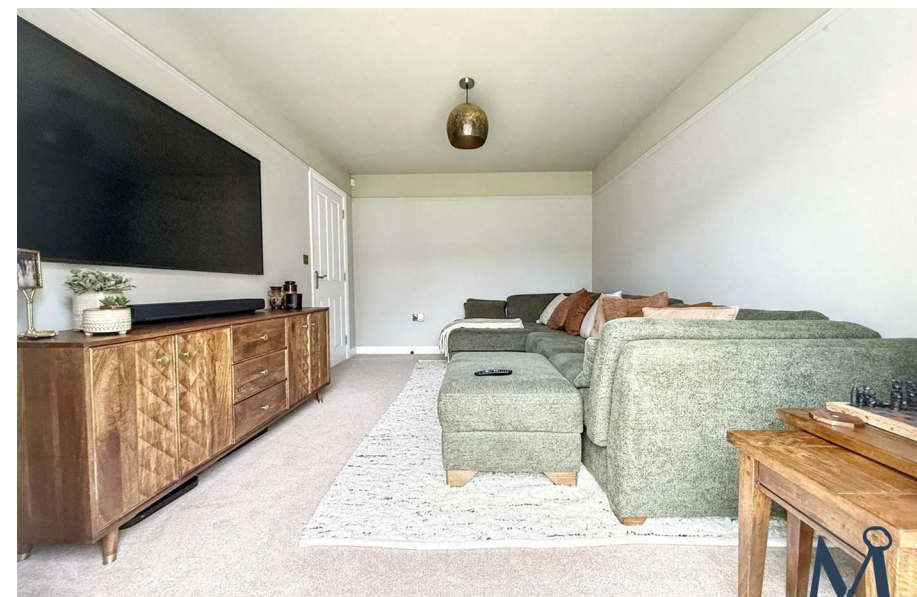
|             |                               |
|-------------|-------------------------------|
| Landing     |                               |
| Bedroom 3   | 10'8" x 12'6" (3.25m x 3.81m) |
| Bedroom 4   | 10'3" x 12'5" (3.12m x 3.78m) |
| Shower Room | 8'0" x 4'8" (2.44m x 1.42m)   |

#### ON THE OUTSIDE

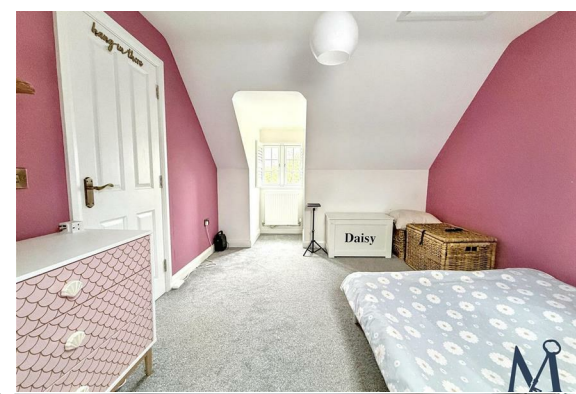
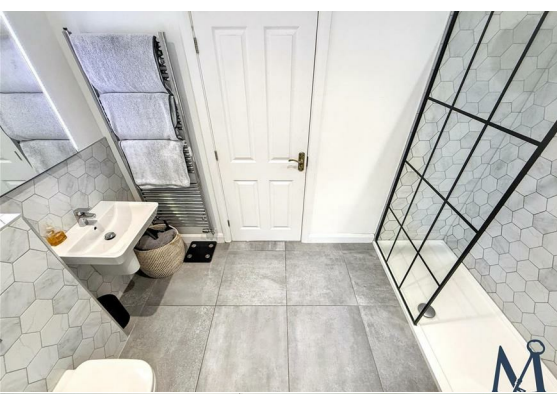
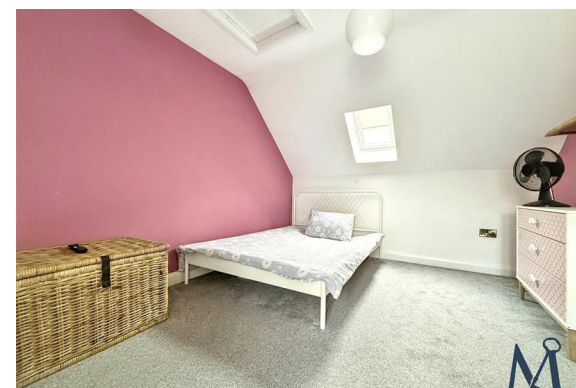
|               |                               |
|---------------|-------------------------------|
| Front Garden  |                               |
| Rear Garden   |                               |
| Driveway      |                               |
| Double Garage | 19'9" x 19'8" (6.02m x 5.99m) |

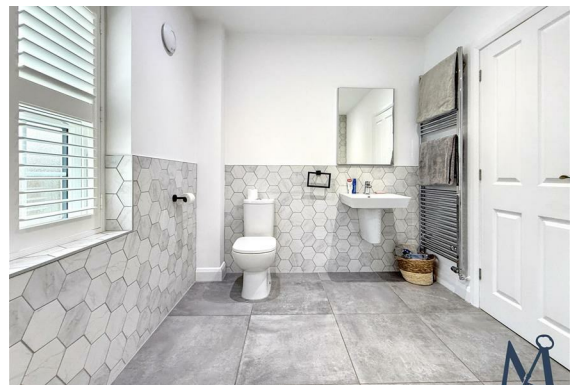
## Key Features

- Four Large Double Bedrooms
- Beautiful Open Plan Kitchen Diner
- Separate Office/Play Room
- Large Westerly Facing Rear Garden
- High Quality Finish Throughout
- Two Stunning En Suites
- Living Room With French Doors
- Top Floor Shower Room
- Driveway & Double Garage
- Virtual Property Tour Available





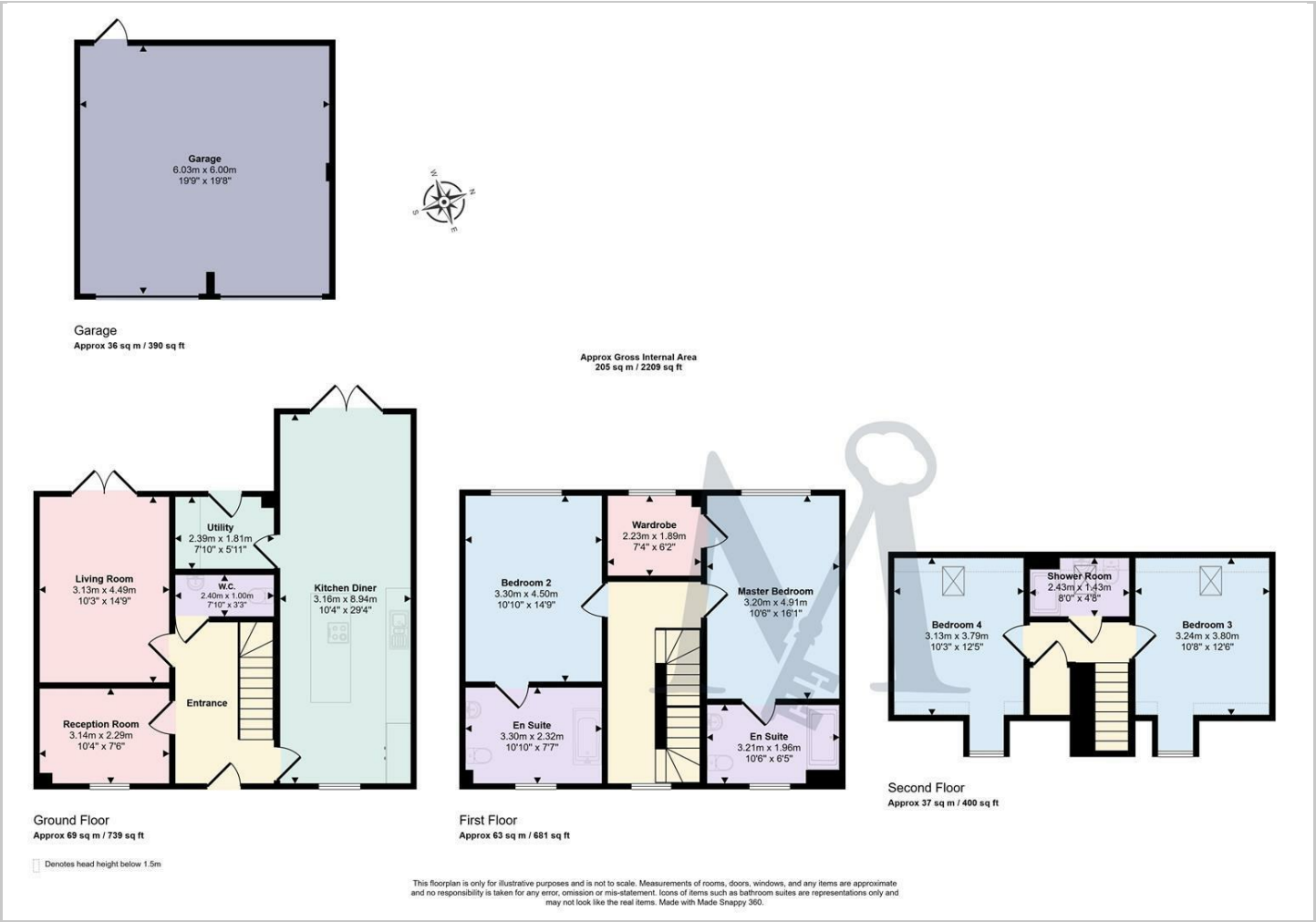








Floor Plans



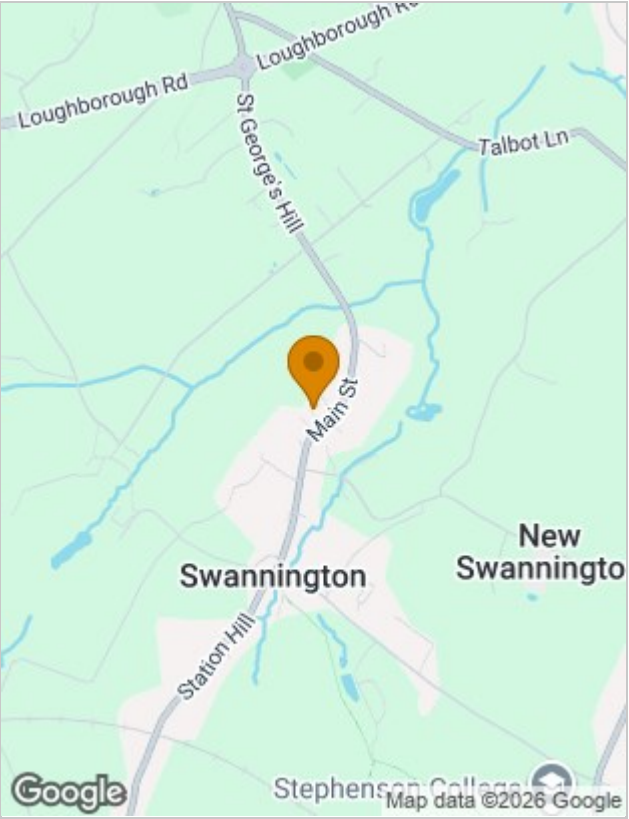
Viewing

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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Location Map



Energy Performance Graph

