



1 Catlow Street  
Hugglescote, Coalville, LE67 2JF

£290,000



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## Brief Description

Situated on the edge of a POPULAR MODERN DEVELOPMENT in the sought after village of Hugglescote, this beautifully presented three storey semi-detached home was built by Davidson Homes within the last five years and offers stylish, spacious accommodation READY TO MOVE STRAIGHT INTO. The current owner has enhanced the property with quality flooring, fitted blinds and tasteful décor throughout, creating a superb family home finished to a high standard.

The accommodation begins with an inviting entrance hall with contemporary LVT flooring and stairs rising to the first floor. To the front is a SPACIOUS LIVING ROOM featuring a tall window with Venetian blinds, a feature electric fire and useful understairs storage. An inner hallway gives access to the ground floor WC.

To the rear is an IMPRESSIVE OPEN PLAN DINING KITCHEN, ideal for modern family living and entertaining. French doors within a rear bay open onto the south-facing garden, filling the space with natural light. The kitchen is fitted with a range of wall and base units, dove grey marble style work surfaces and integrated appliances including an AEG double oven, microwave, gas hob, extractor hood and fridge freezer.

The first floor offers two generous double bedrooms and a STYLISH FOUR PIECE FAMILY BATHROOM with bath and separate walk in shower. A further landing area provides an ideal study or seating space before stairs rise to the second floor.

Occupying the entire top floor is the IMPRESSIVE MASTER SUITE with elevated rooftop and countryside views, fitted wardrobes and a stylish ensuite shower room.

Externally, the property enjoys a beautifully maintained SOUTH FACING GARDEN with patio seating area, lawn and enclosed boundaries. To the front is a driveway providing off road parking for multiple vehicles and access to a single garage with light and power.

A superb modern home combining space, style and practicality in an excellent edge of development position.





ON THE GROUND FLOOR

Entrance Hall

Living Room  
11'8" x 15'1" (3.57 x 4.61)

Kitchen Diner  
15'5" x 12'6" (4.72 x 3.83)

WC



ON THE FIRST FLOOR

Landing

Bedroom Two  
15'5" x 8'9" (4.72 x 2.68)

Bedroom Three  
8'3" x 10'5" (2.54 x 3.2)

Family Bathroom  
8'4" x 9'4" (2.56 x 2.86)



ON THE SECOND FLOOR

Master Bedroom  
12'9" x 11'8" (3.89 x 3.58)

Walk In Wardrobe  
4'9" x 7'1" (1.47 x 2.18)

En-Suite  
8'2" x 5'11" (2.51 x 1.82)



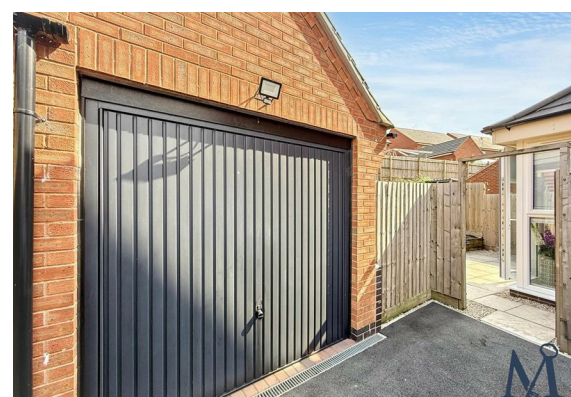
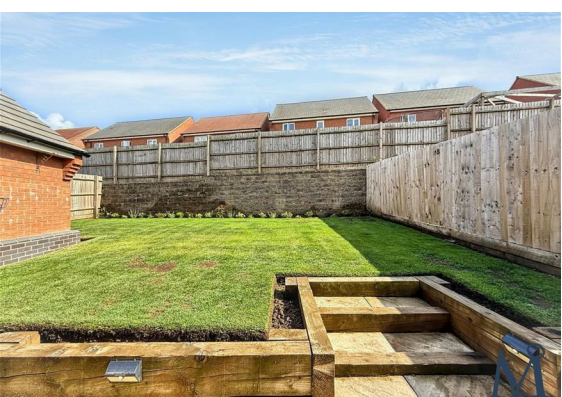
ON THE OUTSIDE

Driveway

Garage

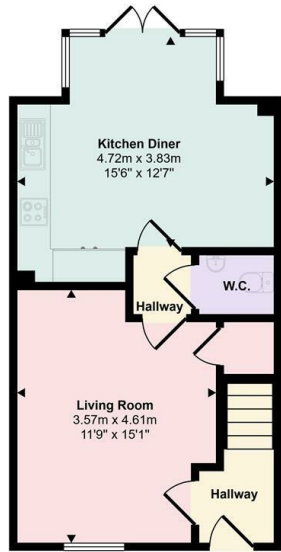
Front Garden

Rear Garden



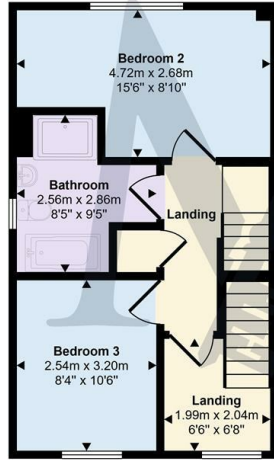
## Floor Plan

Approx Gross Internal Area  
123 sq m / 1322 sq ft

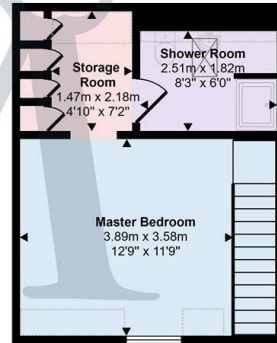


Ground Floor  
Approx 41 sq m / 441 sq ft

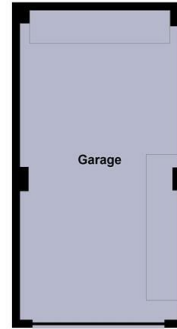
Denotes head height below 1.5m



First Floor  
Approx 38 sq m / 406 sq ft



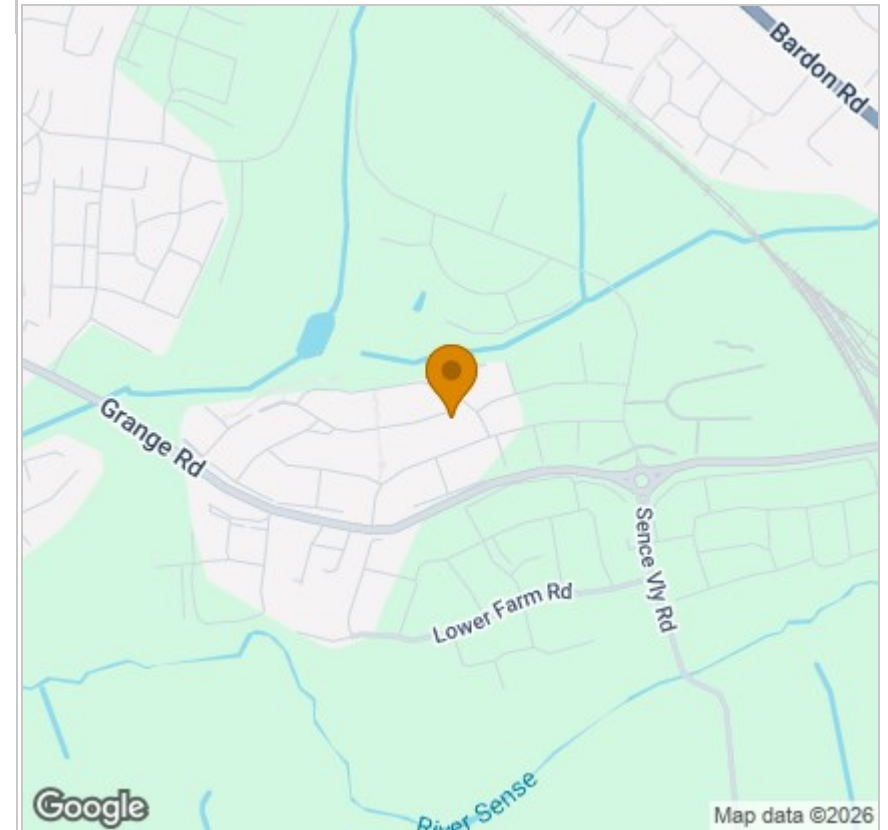
Second Floor  
Approx 28 sq m / 299 sq ft



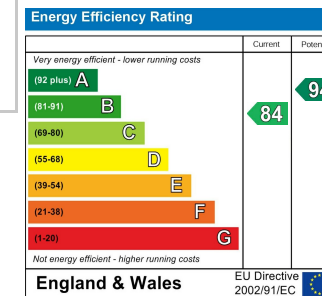
Garage  
Approx 16 sq m / 176 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency 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.

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