



MAYNARD
ESTATES



6 Mill Pond
Hugglescote, Coalville, LE67 2BA

£250,000



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Brief Description

Tucked away along a quiet side road overlooking a neighbouring green, this BEAUTIFULLY IMPROVED THREE BEDROOM SEMI DETACHED HOME offers stylish, move in ready accommodation in a sought-after position on the edge of Hugglescote. Perfect for first-time buyers and young families alike, the property has been thoughtfully updated by the current owners to create a modern and welcoming home.

The accommodation begins with a bright entrance hall leading to a spacious living room featuring an IMPRESSIVE MEDIA WALL with inset electric fire. Glazed doors open into the beautifully refreshed dining kitchen, fitted with stylish olive painted units, chunky solid oak worktops, integrated oven, hob and extractor, ceramic sink, built in booth seating and useful understairs storage. A recently installed Worcester boiler adds further peace of mind.

Upstairs are THREE WELL PROPORTIONED BEDROOMS, including a generous master bedroom with fitted wardrobes and matching drawer units. The accommodation is completed by a STUNNING RECENTLY REFITTED FAMILY BATHROOM, finished with a luxurious contemporary suite including a mains fed rainfall shower, floating WC, vanity storage, LED mirror, black fittings and heated towel rail.

Outside, the landscaped rear garden has been designed for easy maintenance with paving, gravel, artificial lawn, planted borders and mature trees. To the front, a tarmac driveway provides OFF ROAD PARKING FOR MULTIPLE VEHICLES, with additional gravelled front garden uses for additional parking if required.

Occupying a PEACEFUL TUCKED AWAY POSITION whilst remaining convenient for local amenities, schools and transport links, this superb home combines modern style with practical living and is presented to an exceptional standard throughout. Early viewing is highly recommended.





ON THE GROUND FLOOR

Entrance Hall

3'4" x 6'7" (1.02 x 2.03)

Living Room

9'6" x 17'4" (2.92 x 5.29)

Kitchen Diner

13'6" x 9'1" (4.14 x 2.78)



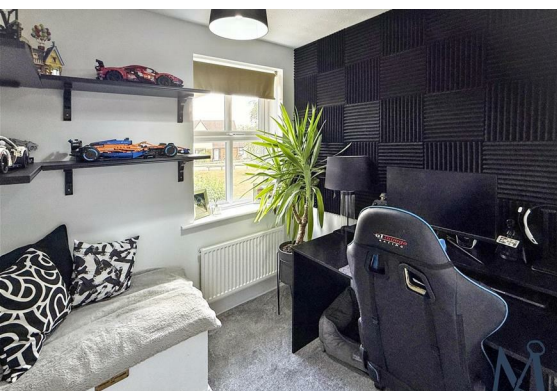
ON THE FIRST FLOOR

Landing

6'4" x 8'9" (1.94 x 2.69)

Bedroom One

13'7" x 9'5" (4.15 x 2.88)



Bedroom Two

6'4" x 9'9" (1.94 x 2.98)

Bedroom Three

7'0" x 6'9" (2.15 x 2.07)

Bathroom

6'10" x 5'3" (2.1 x 1.62)



ON THE OUTSIDE

Front Garden

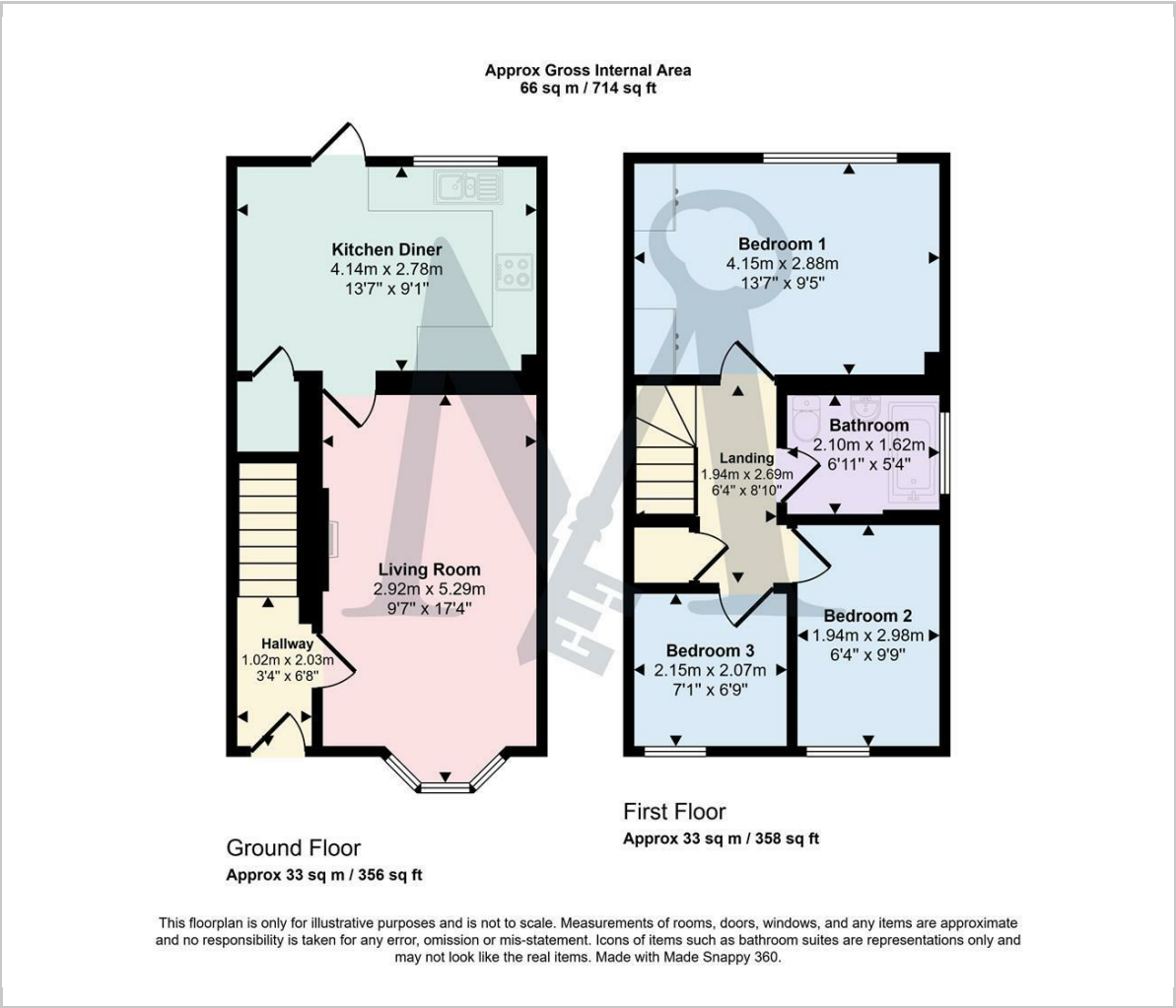
Rear Garden

Driveway





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

