



MAYNARD
ESTATES



16 Bradshaw Drive
Hugglescote, Coalville, LE67 2LY

Asking price £260,000



Brief Description

Ideally positioned at the end of this modern development, the WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME offering a particularly peaceful and private setting. The property enjoys a lovely edge of development position, with a pleasant tree lined and green outlook to the front and a landscaped SOUTH WESTERNLY FACING REAR GARDEN.

The accommodation begins with an entrance hall providing access to a ground floor WC and a spacious living room. The living room benefits from plenty of natural light, with front and side elevated double-glazed windows, while a useful study area provides an ideal space for working from home.

The IMPRESSIVE DINING KITCHEN features modern light grey units, marble effect worktops, herringbone style LVT flooring and a range of integrated appliances, including fridge freezer, dishwasher, washing machine and oven with four-ring gas hob. French doors open directly onto the rear garden, while an understairs storage cupboard provides additional practicality.

Upstairs, the master bedroom benefits from fitted twin wardrobes, overhead storage and a PRIVATE EN-SUITE SHOWER ROOM. There are two further well proportioned bedrooms, with bedroom two overlooking the rear, alongside a modern family bathroom suite concluding this homes beautifully presented accommodation.

Outside, the south westerly facing rear garden has been thoughtfully improved by the current owners and features an extended paved patio, well-maintained lawn, raised sleeper beds and enclosed fenced boundaries with side gated access. The front garden has also been enhanced with paved pathways, artificial lawn and decorative white stone, creating an attractive approach to the property. A driveway provides OFF ROAD PARKING FOR MULTIPLE VEHICLES.

Having been thoughtfully maintained and improved, this is a home that combines modern living with a particularly attractive position, tucked away in a quiet spot at the end of the development offering a peaceful and relaxing retreat to return to.





ON THE GROUND FLOOR

Entrance Hall

WC

Living Room

11'9" x 16'6" (3.6 x 5.03)

Kitchen Diner

15'0" x 10'2" (4.59 x 3.12)

ON THE FIRST FLOOR

Landing

Master Bedroom

8'5" x 11'7" (2.59 x 3.55)

En-Suite

8'5" x 4'4" (2.57 x 1.34)

Bedroom Two

8'5" x 10'2" (2.57 x 3.12)

Bedroom Three

6'3" x 8'9" (1.91 x 2.67)

Bathroom

6'2" x 5'5" (1.9 x 1.67)

ON THE OUTSIDE

Front Garrden

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

