



23 Catlow Street
Hugglescote, Coalville, LE67 2JF

£375,000

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Brief Description

An IMPRESSIVE and BETTER THAN NEW, beautifully presented FOUR DOUBLE BEDROOM detached family home offering EXTENSIVE ACCOMMODATION over two floors and has been LOVINGLY IMPROVED by the current owners making this the PERFECT home for any family!

As you step inside this BEAUTIFUL, a welcoming entrance hall gives immediate access to the ground floor accommodation with feature 'Amtico' flooring. SPACIOUS LIVING ROOM with large window providing NATURAL LIGHT and separate STUDY for that must have home office. The undoubtable STANDOUT FEATURE of this home is its STUNNING OPEN LIVING/DINING KITCHEN, with large BAY WINDOW and FRENCH DOORS set across the rear aspect of the home with access to the BEAUTIFUL rear garden providing the ideal space for any family.

The kitchen offers a full EXTENSIVE range of MODERN wall and base units with GRANITE WORKTOP and matching island. It also offers a FANTASTIC range of integrated appliances including 'AEG' double oven, five ring gas hob, dishwasher, and fridge-freezer. The property also has a SEPARATE UTILITY ROOM, with matching wall and basin units, GRANITE worktops, plumbing for washing machine and door onto driveway.

The first floor offers a MASTER BEDROOM which is a great size and offers a FANTASTIC WALK-IN WARDROBE with FITTED wardrobes in one corner and a MODERN CONTEMPORARY THREE-PIECE EN-SUITE in the other. Three further GOOD-SIZED bedrooms, two with fitted wardrobes and a STUNNING MODERN FOUR PIECE FAMILY BATHROOM complete with bath, shower, wash hand basin and dual flush WC.

Externally the property continues to impress with the BEAUTIFULLY LANDSCAPED REAR GARDEN with feature wrought iron fencing, multiple seating areas, gravelled and planted borders and large lawn within an enclosed fenced boundary. The front of the property provides A LARGE PARKING AREA for at least SIX VEHICLES with a SINGLE GARAGE and due to the property being SITUATED AT THE END OF THIS ROAD, on a FANTASTIC SIZED PLOT, with NO PASSING TRAFFIC.







ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Study
8'8" x 6'8" (2.64m x 2.03m)

Lounge
10'11" x 15'5" (3.33m x 4.70m)

Open Plan Living Kitchen Diner

Kitchen Diner
15'4" x 15'5" (4.67m x 4.70m)

Living Area
11'4" x 9'4" (3.45m x 2.84m)

Utility Room
5'2" x 5'9" (1.57m x 1.75m)

ON THE FIRST FLOOR

Landing

Master Bedroom
11'1" x 9'7" (3.38m x 2.92m)

Dressing Room

En-Suite
7'6" x 4'4" (2.29m x 1.32m)

Bedroom Two
8'8" x 11'11" (2.64m x 3.63m)

Bedroom Three
9'1" x 10'4" (2.77m x 3.15m)

Bedroom Four
9'2" x 9'1" (2.79m x 2.77m)

Family Bathroom
8'4" x 7'0" (2.54m x 2.13m)

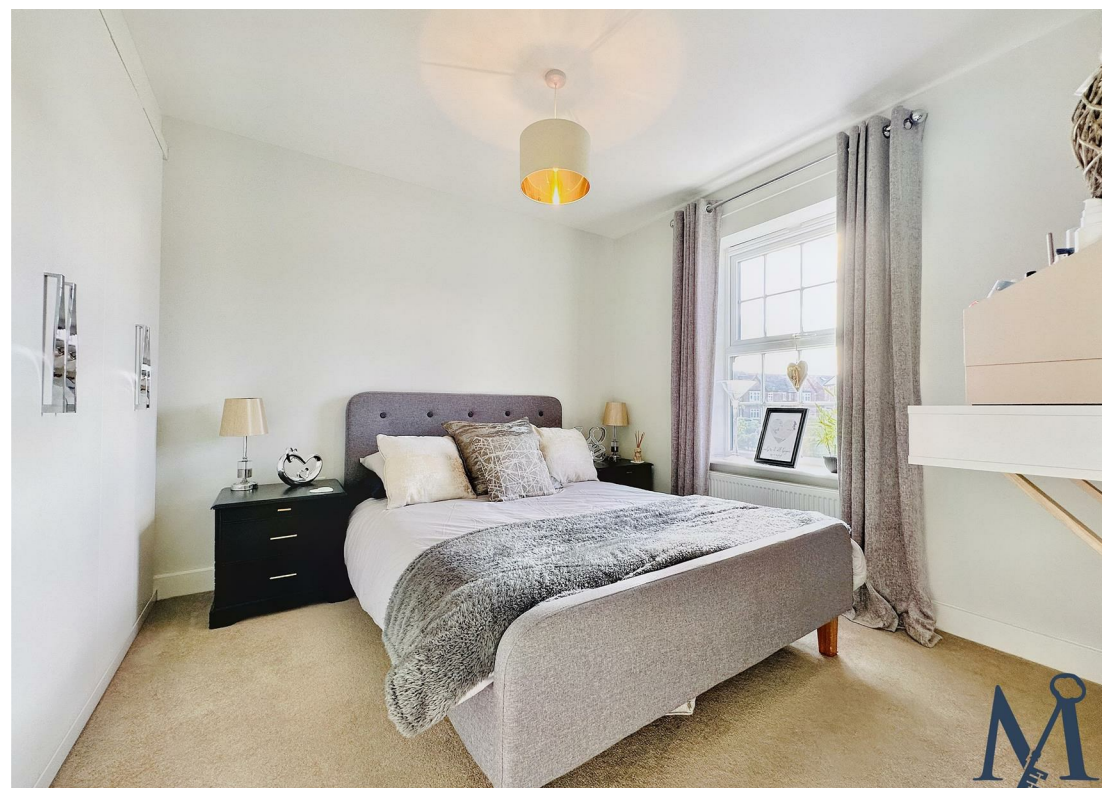
ON THE OUTSIDE

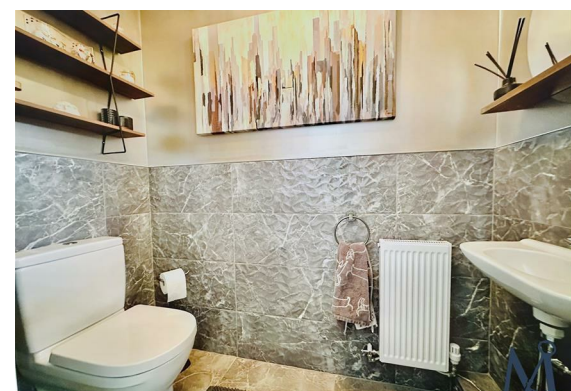
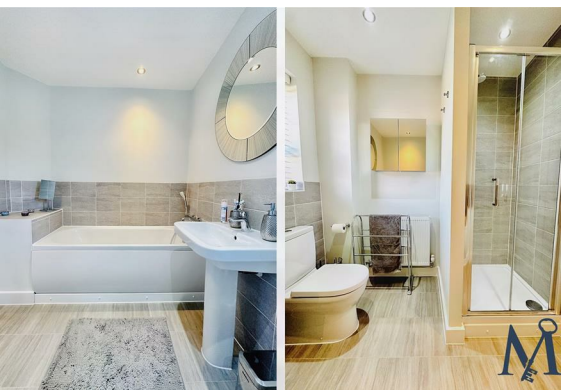
Landscaped Rear Garden

Front Garden

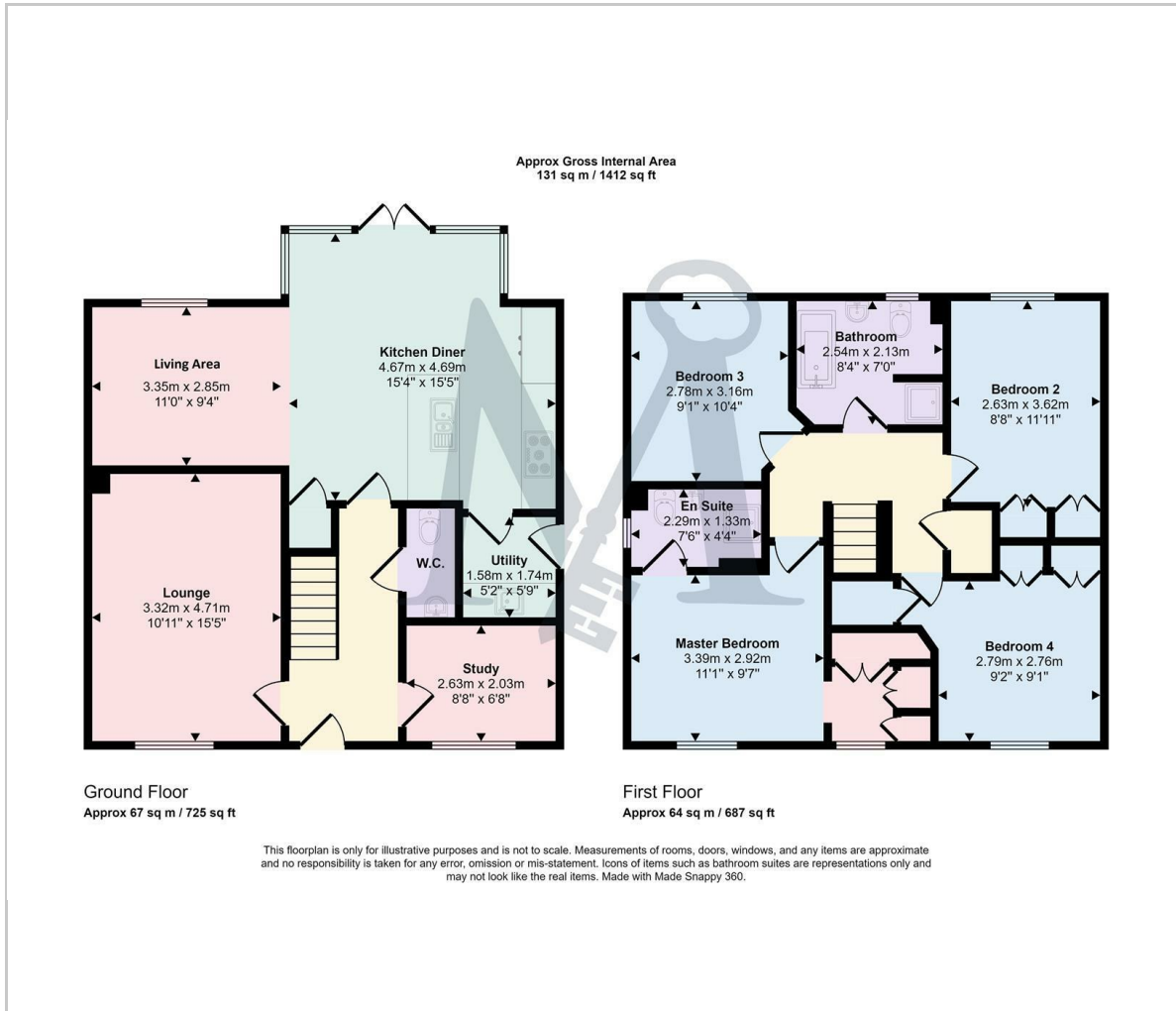
Tarmac Driveway & Block Paved Parking

Single Garage
16'9" x 8'10" (5.11m x 2.69m)





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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

