



2 Frearson Road  
Hugglescote, LE67 2DU

£325,000



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## Brief Description

Welcome to this stunning home, built in 2018, located in the desirable area of Hugglescote. This property offers a range of IMPRESSIVE FEATURES with 4-years NHBC CERTIFICATE remaining, offering peace of mind and modern living. The house is situated on the EDGE OF THE DEVELOPMENT, ensuring a quiet and peaceful setting.

As you enter, you'll be greeted by a spacious and inviting entrance hall, creating a welcoming atmosphere with the convenience of a ground floor WC, while a STUDY offers flexibility for those needing a HOME OFFICE.

The SPACIOUS LIVING ROOM is ideal for spending quality time with family to relax and unwind with DUAL ASPECT WINDOWS and bay frontage. The OPEN PLAN LIVE 'IN KITCHEN DINER is perfect for entertaining guests and hosting dinner parties with a QUALITY TILED FLOORING continued from the entrance hall. The STYLISH RANGE OF KITCHEN UNITS add a touch of luxury and incorporates BUILT IN APPLIANCES that include; a double oven and grill, fridge freezer and dishwasher creating a stunning space which is a chef's dream, while the SEPARATE UTILITY ROOM adds convenience.

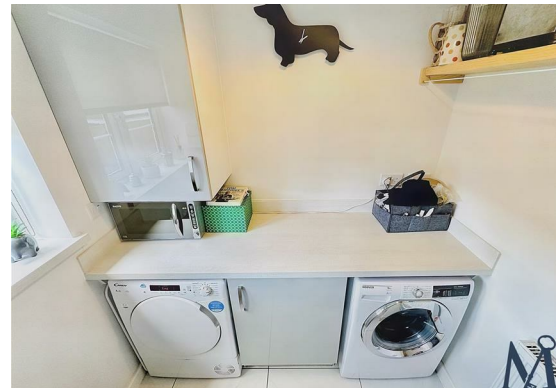
Overlooking the rear of the property the kitchen offers ample space for a dining table whilst an open plan family area with VAULTED CEILINGS immediately creates the abundance of natural light flowing through the skylight, creating a bright and airy atmosphere, with FRENCH DOORS onto the garden making it IDEAL FOR FAMILY MEALS AND GATHERINGS.

With four bedrooms and two bathrooms, this home has plenty of space for a growing family. The master bedroom features FITTED MIRRORED WARDROBES, providing ample storage.

Outside, you'll find a large lawn and a substantial patio, ideal for outdoor entertaining. The SUNNY ASPECT ensures plenty of natural light throughout the day. With further potential to personalize and make it your own.

A LARGE DRIVEWAY and a 27' GARAGE provides ample space for parking and storage. THIS IS A MUST-SEE HOME.





## ON THE GORUND FLOOR

Entrance Hall

Ground Floor WC

Study  
6'4" x 9'3" (1.93m x 2.74m/0.91m)

Living Room  
12'0" x 15'6" (3.66m x 4.72m)

Kitchen Diner  
15'1" x 9'9" (4.60m x 2.97m)

Family Room  
9'11" x 8'7" (3.02m x 2.62m)

Utility Room  
6'4" x 5'6" (1.93m x 1.68m)

## ON THE FIRST FLOOR

Landing

Master Bedroom  
10'4" x 11'10" (3.15m x 3.61m)

En-Suite  
5'10" x 5'3" (1.78m x 1.60m)

Bedroom Two  
9'7" x 8'4" (2.92m x 2.54m)

Bedroom Three  
8'7" x 10'1" (2.62m x 3.07m)

Bedroom Four  
6'2" x 10'2" (1.88m x 3.10m)

Family Bathroom  
6'0" x 6'2" (1.83m x 1.88m)

## ON THE OUTSIDE

Front Garden

Rear Garden

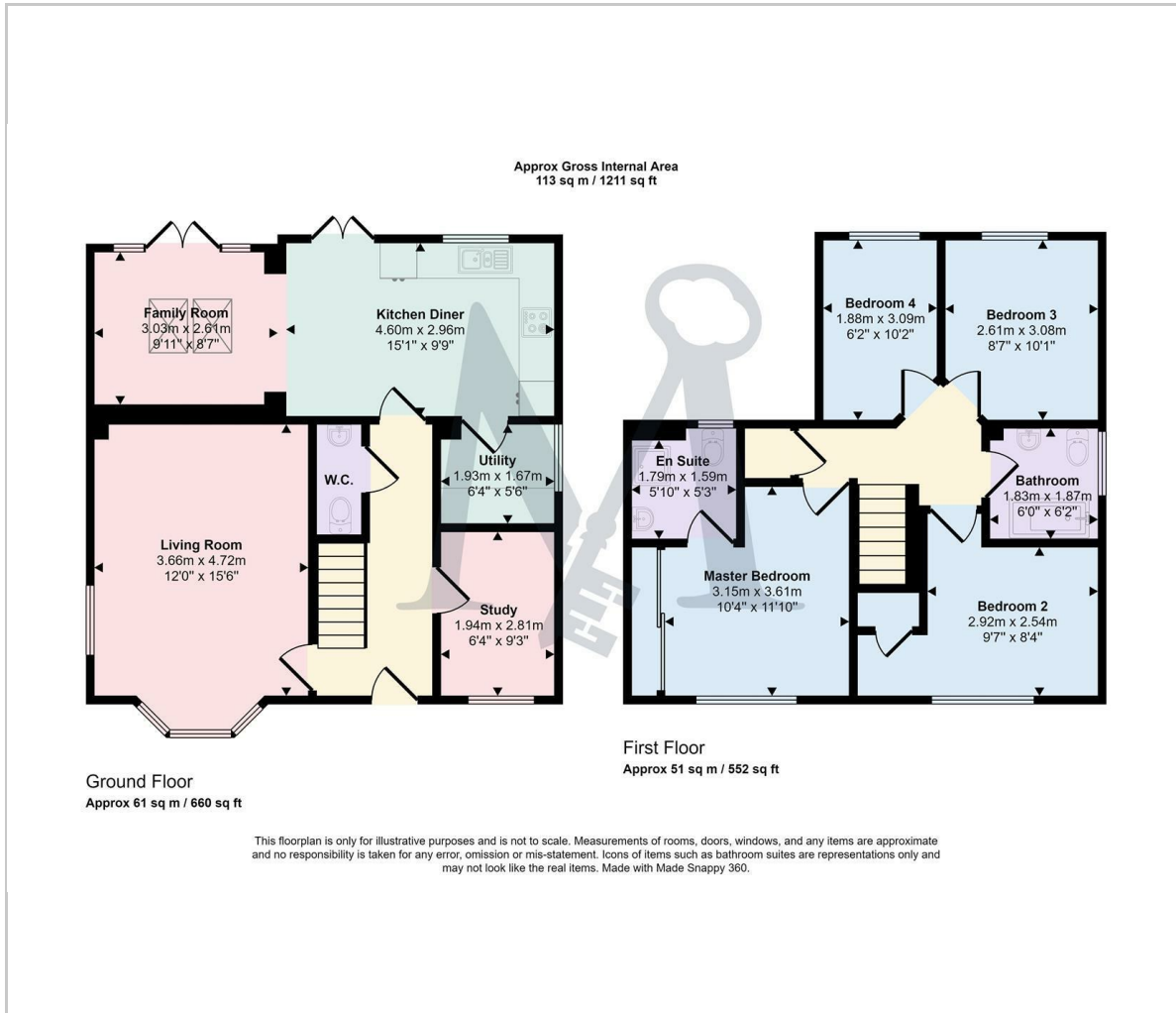
Driveway

Garage  
10'2" x 27'6" (3.10m x 8.38m)





## 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

