



129

FARMERS WAY

23 Farmers Way

Hugglescote, Coalville, LE67 2EG

Offers over



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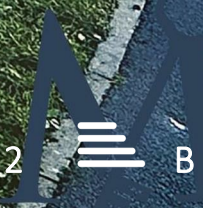
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## Brief Description

Introducing this IMMACULATELY PRESENTED FAMILY HOME situated on a CORNER PLOT on the Hugglescote / Donington Le Heath border. ENHANCED BY THE CURRENT OWNER, this home offers FLAWLESS PRESENTATION THROUGHOUT and is bathed in natural light, thanks to its skylights and VAULTED CEILINGS which helps create a seamless indoor-outdoor flow with the extensive internal accommodation spread over approximately 1400sqm.

A large entrance hall welcomes you into this wonderful home with immediate access to the convenience of a WC, with a PLAYROOM or must have STUDY located on the ground floor for those working from home. A dual aspect and SPACIOUS LIVING ROOM incorporating a feature bay window provides the IDEAL SPACE TO RELAX AND UNWIND of an evening.

The kitchen is a chef's dream and a true highlight of this home, having an island with an inset hob, and further INTEGRATED APPLIANCES that include; a fridge freezer, dishwasher, double oven, and wine fridge. A feature pendant light adds a touch of elegance over the DINING AREA, while the SEPARATE UTILITY ROOM offers convenience. THE OPEN PLAN FAMILY ROOM, complete with vaulted ceiling and skylight that adds to the already bright and airy atmosphere. The open-plan live-in kitchen diner opens onto the rear garden, creating a seamless indoor-outdoor flow and provides AMPLE SPACE for relaxation for all the family.

With 4 bedrooms, including an en-suite to the master bedroom which also benefits from FITTED MIRRORED WARDROBES, this home is perfect for families. The main family bathroom features a FOUR-PIECE SUITE, adding a touch of luxury, complete with a bath, WC, wash hand basin and separate double shower unit.

The LANDSCAPED FRONT AND REAR GARDENS are perfect for outdoor entertaining, with an Indian sandstone patio providing the ideal spot for alfresco dining. The CORNER PLOT also includes a single DETACHED GARAGE with a rear separate store, as well as a LARGE DRIVEWAY providing off road parking for several vehicles.











## ON THE GROUND FLOOR

Entrance Hall

Ground Floor W/C

Study  
10'6" x 6'5" (3.20m x 1.96m)

Living Room  
10'11" x 16'2" (3.33m x 4.93m)

Kitchen Diner  
15'7" x 10'6" (4.75m x 3.20m)

Open Plan Family Room  
10'2" x 9'7" (3.10m x 2.92m)

Utility Room  
5'7" x 7'7" (1.70m x 2.31m)



## ON THE FIRST FLOOR

Landing

Master Bedroom  
10'8" x 10'7" (3.25m x 3.23m)

En-Suite  
5'7" x 7'0" (1.70m x 2.13m)

Bedroom Two  
13'11" x 8'2" (4.24m x 2.49m)

Bedroom Three  
8'4" 10'9" (2.54m 3.28m)

Bedroom Four  
6'11" x 8'6" (2.11m x 2.59m)

4PC Family Bathroom  
11'6" 7'9" (3.51m 2.36m)



## ON THE OUTSIDE

Rear Garden

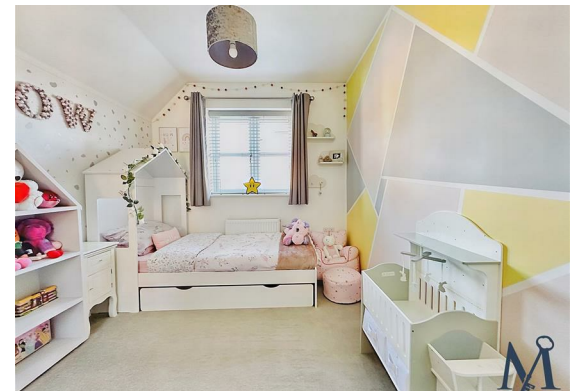
Front Garden

Single Garage  
10'4" x 18'6" (3.15m x 5.64m)

Driveway





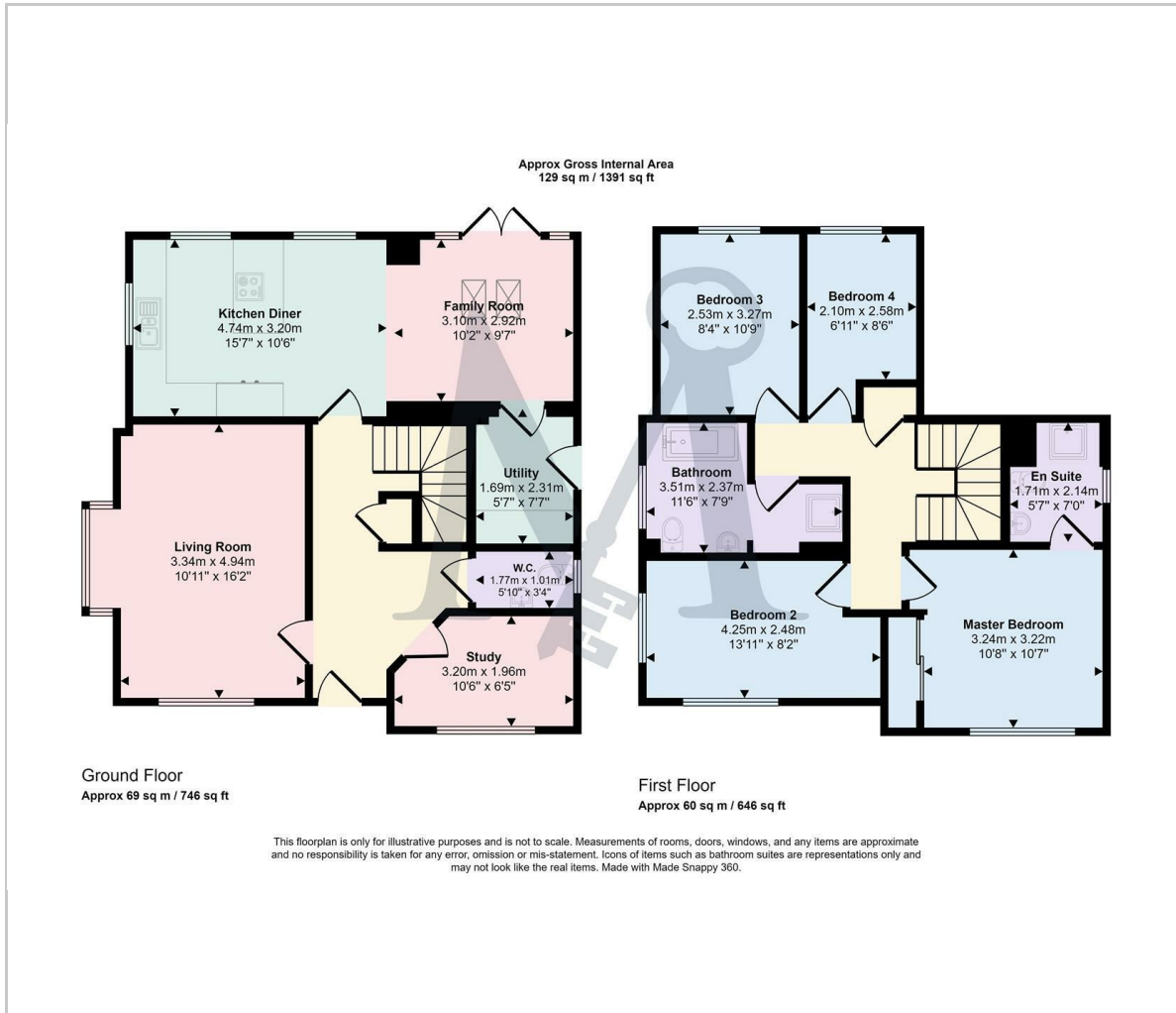








## Floor Plan



## 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

