



1 Hemsley Road, Coalville, LE67 2NA

£421,000

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Brief Description

Nestled on Hemsley Road in the POPULAR VILLAGE OF HUGGLESCOTE, this exquisite detached house is the EX STUNNING SHOW HOME from Cadeby Homes at their Grange Meadow development. Having NEVER BEEN LIVED IN, this brand-new property is decorated, complete with flooring, light fittings, blinds and fitted wardrobes in 3 out of 4 bedrooms.

Upon entering, you are greeted by a SPACIOUS AND INVITING ENTRANCE HALL, featuring a convenient under-stairs storage. The LVT flooring flows seamlessly through the entrance hall, study/playroom, and kitchen, creating a cohesive and stylish atmosphere. The heart of the home is undoubtedly the CONTEMPORARY KITCHEN, which showcases elegant dove grey shaker-style units complemented by a LUXURIOUS QUARTZ WORKTOP and a central island breakfast bar. Equipped with a UTILITY ROOM and HIGH-QUALITY BOSCH APPLIANCES, including an integrated fridge freezer, dishwasher, and double oven/grill, Dual aspect double-glazed windows and French doors flood the space with natural light, leading to the BEAUTIFULLY LANDSCAPED SOUTH-FACING REAR GARDEN.

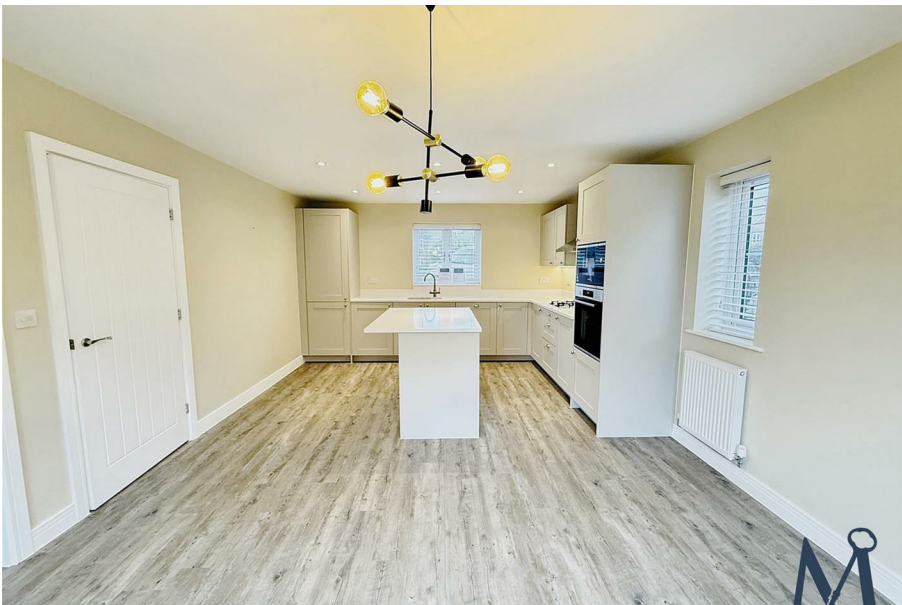
The GENEROUS LIVING AREA features dual aspect double-glazed windows, including a charming bay window, while a SEPARATE RECEPTION ROOM offers versatility as a home office or playroom. A convenient ground floor WC adds to the practicality of the layout.

Ascending to the first floor, you will find FOUR SPACIOUS DOUBLE BEDROOMS. The master bedroom benefits from a STYLISH EN-SUITE, complete with modern fixtures and a chrome heated towel rail. The FAMILY BATHROOM mirrors this elegance with a four-piece suite.

Externally, the rear garden is a delightful blend of paved patios, pathways, and lush lawn, bordered by mature shrubs and trees. The property also features a block-paved driveway for OFF-ROAD PARKING, with additional tarmacked space at the front. A GARAGE, currently serving as a home office has the option to revert to its original use as a single garage. if preferred.



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ON THE FIRST FLOOR

Entrance Hall	
Kitchen Diner	12'10" x 19'7" (3.91m x 5.97m)
Utility Room	4'11" x 6'3" (1.50m x 1.91m)
Reception Room	9'2" x 9'0" (2.79m x 2.74m)
Ground Floor WC	5'9" x 3'1" (1.75m x 0.94m)
Living Room	12'0" x 17'11" (3.66m x 5.46m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	12'1" x 15'0" (3.68m x 4.57m)
En-Suite	5'4" x 7'1" (1.63m x 2.16m)



Bedroom 2	9'5" x 13'8" (2.87m x 4.17m)
Bedroom 3	10'9" x 8'11" (3.28m x 2.72m)
Bedroom 4	10'8" x 8'0" (3.25m x 2.44m)
Family Bathroom	6'4" x 8'6" (1.93m x 2.59m)

ON THE OUTSIDE

Rear Garden
Front Garden
Driveway
Single Garage

Key Features

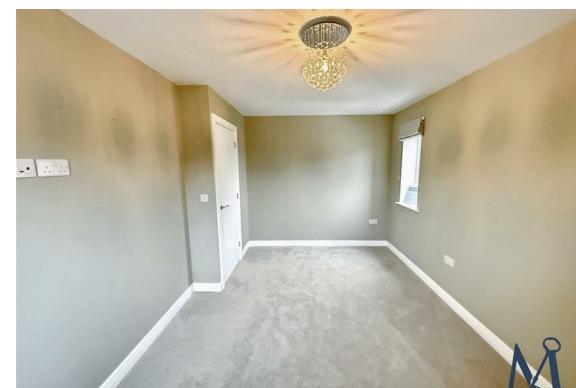
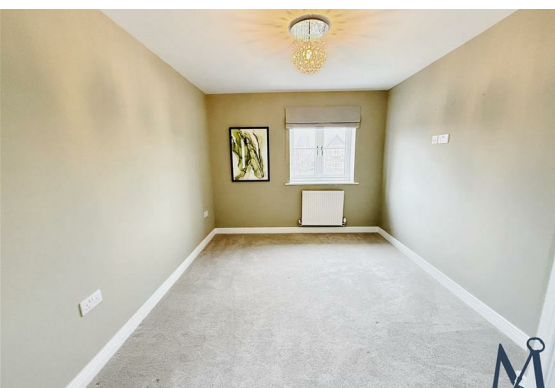
- Brand New Detached Ex-Show Home
- Ground Floor Study/Play Room
- Corner Plot Position & 10 NHBC Guarantee
- Four Double Bedrooms / Available With No Upward Chain
- Stunning Dining Kitchen & Spacious Dual Aspect Living Room
- Single Garage/Potential Home Office *
- Quality Kitchen, Quartz Worktops And Bosch Appliances
- Complete With Fitted Wardrobes, Lighting, Flooring And Blinds
- En-Suite To Master Bedroom & Four-Piece Family Bathroom
- South-Facing Rear Garden & Driveway Parking For Multiple Vehicles



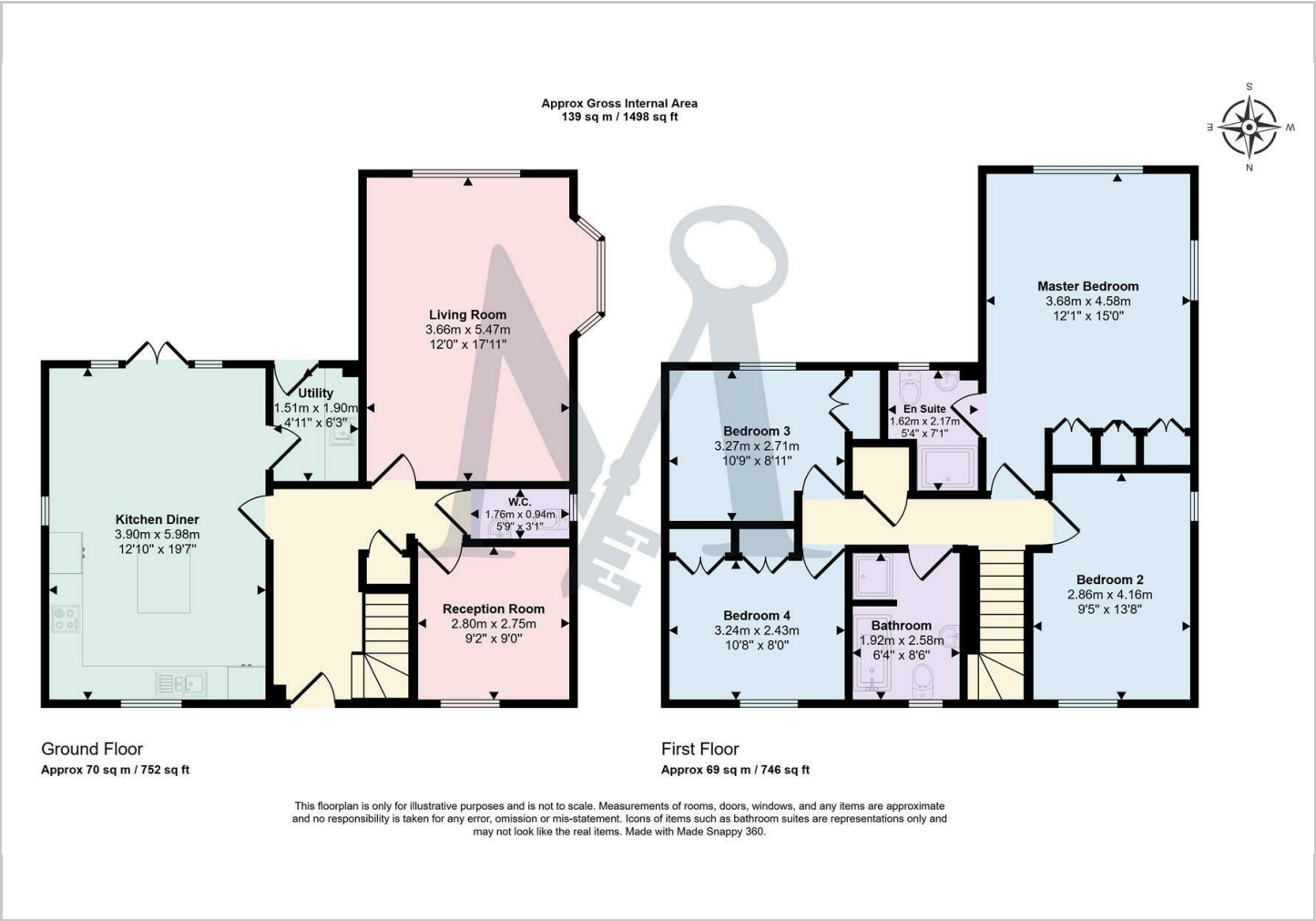








Floor Plans



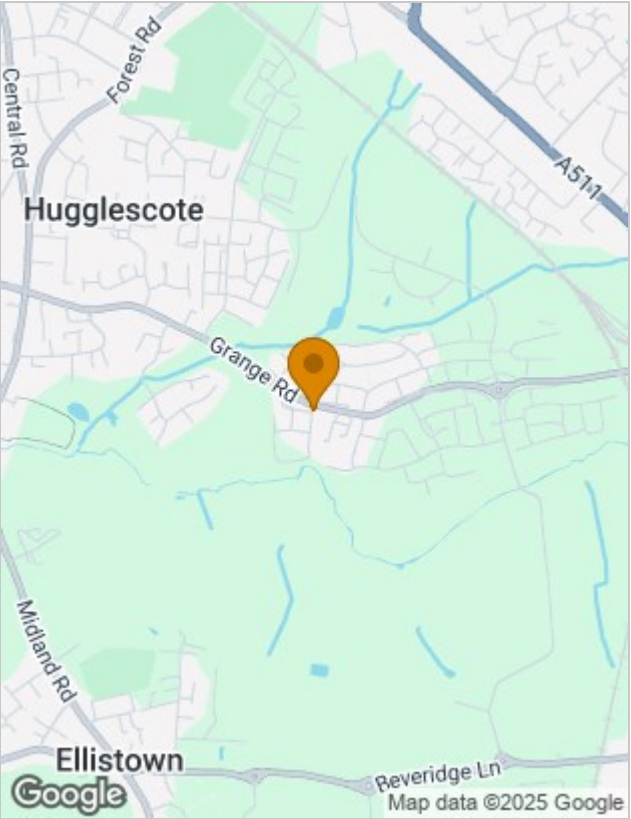
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

