



MAYNARD  
ESTATES



## 1 Old Clay Gardens, Coalville, LE67 2QY

£299,950

Maynard Estates are proud to introduce these bespoke brand new detached properties situated in the popular village of Hugglescote. These individual homes offer 3 and 4 bedrooms with en-suite and dressing areas in each. Also included are open plan living - kitchen - dining areas, downstairs w/c and large formal living rooms.

Each property features off road parking for multiple vehicles, with plots 1 & 2 benefitting from a detached garage with lighting and power.

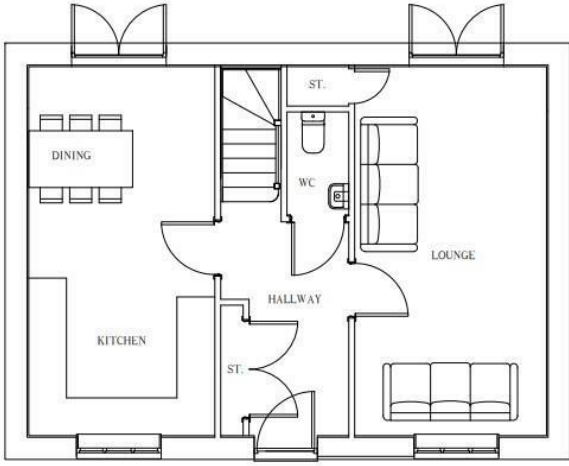
All 3 properties are rated A in respect of energy performance and feature solar panels, electric vehicle charging points, luxury vinyl tile flooring, fully fitted kitchens with integrated appliances, oak internal doors and hand rails & 4 piece family bathrooms.

This exclusive development of 3 properties is accessed via a new private driveway located on Fairfield Road in the picturesque village of Hugglescote, which is in the heart of the national forest and close to local transport links such as the M1 and M42. This development is adjacent to the neighbouring hamlet of Donington Le Heath which features a fantastic local attraction '1620's House & Gardens' manor house and museum.

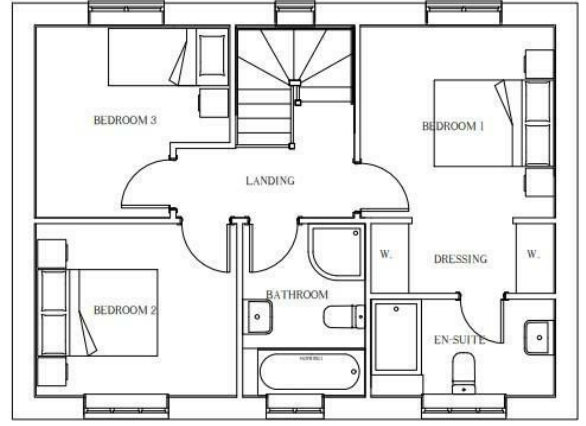
Hugglescote & Donington Le Heath parish benefits from a number of local services:



# Floor Plan



Plot 1  
Ground Floor Plan



Plot 1  
First Floor Plan

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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