



MAYNARD  
ESTATES



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

Prices from £324,950

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

The property features off road parking for multiple vehicles, with the benefit of a detached garage with lighting and power.

Plot 2 is rated A in respect of energy performance and features 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:

## ON THE GROUND FLOOR

### Entrance Hall



### Cloakroom W/C

### Living Room 11'8" x 15'0" (3.56m x 4.57m)



### Open Plan Kitchen Diner 22'9" x 8'3" < 12'9" (6.93m x 2.51m < 3.89m )



## ON THE FIRST FLOOR

### Landing

### Master Bedroom 12'6" x 11'0" (3.81m x 3.35m)



### En-Suite 4'9" x 9'4" (1.45m x 2.84m)

### Bedroom 2 12'4" x 10'8" (3.76m x 3.25m)



### Bedroom 3 10'2" x 9'3" (3.10m x 2.82m)



### Family Bathroom 6'4" x 8'9" (1.93m x 2.67m)

## ON THE OUTSIDE

### Front Garden

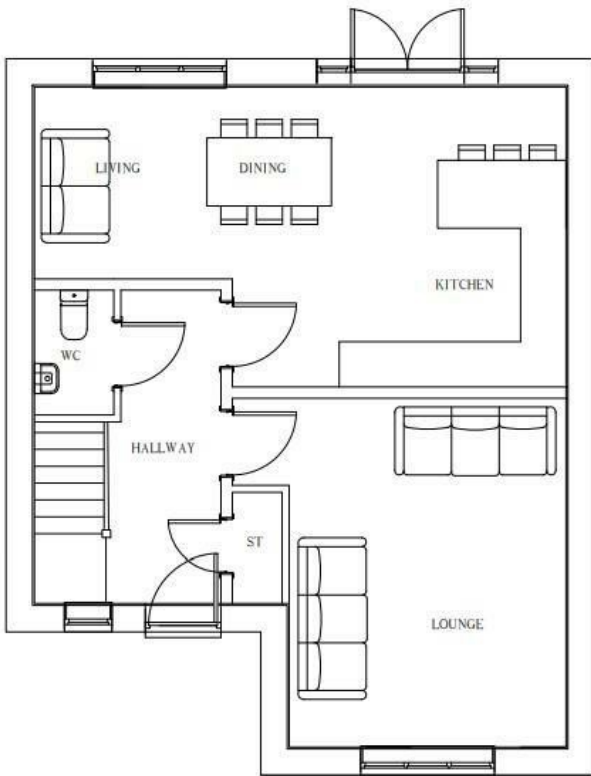
### Rear Garden



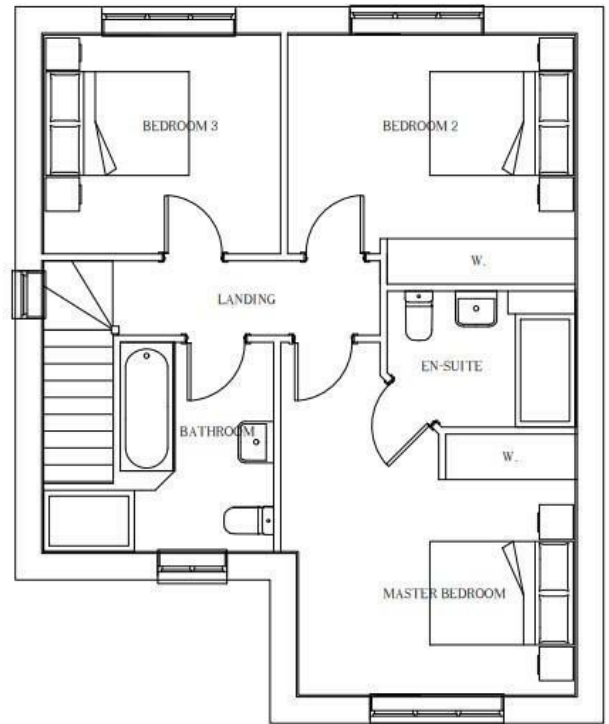
### Driveway

### Single Garage 10'1" x 20'5" (3.07m x 6.22m)

## Floor Plan



Plot 2  
Ground Floor Plan



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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