

3 Old Clay Gardens
Hugglescote, Coalville, LE67 2HG

£340,000

Brief Description

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

The property features off road parking for multiple vehicles off a private driveway.

Plot 3 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 & a 4 piece family bathroom.

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:

Hugglescote Community Primary School (Rated good by Ofsted)

The Gate Inn public house

The Donington Arms public house & restaurant

Morrisons daily convenience store & Post Office

Oak Tree Corner Co-Op convenience store

A number of local takeaways featuring local and international cuisines

Hugglescote community centre & pre-school

Millfield and Ashburton Road recreation grounds

Kelham Bridge nature reserve

Contact Maynard Estates today to arrange your on site visit and an internal viewing of your next dream home.





ON THE GROUND FLOOR

Entrance Hall

Living Room
16'9" x 13'1" (5.11m x 3.99m)

Open Plan Kitchen Diner
16'9" x 16'6" (5.11m x 5.03m)

Utility Room
6'1" x 6'5" (1.85m x 1.96m)

Ground Floor WC
3'4" x 6'6" (1.02m x 1.98m)

ON THE FIRST FLOOR

Landing

Master Bedroom
9'3" x 9'3" < 15'1" (2.82m x 2.82m < 4.60m)

En-Suite
9'1" x 7'2" (2.77m x 2.18m)

Bedroom 2
10' x 9'1" (3.05m x 2.77m)

Bedroom 3
9'6" x 10'3" (2.90m x 3.12m)

Bedroom 4
6'5" < 10'6" x 7'3" x 4'8" (1.96m < 3.20m x 2.21m x 1.42m)

Family Bathroom
10'6" x 5'8" (3.20m x 1.73m)

ON THE OUTSIDE

Rear Garden

Front Garden

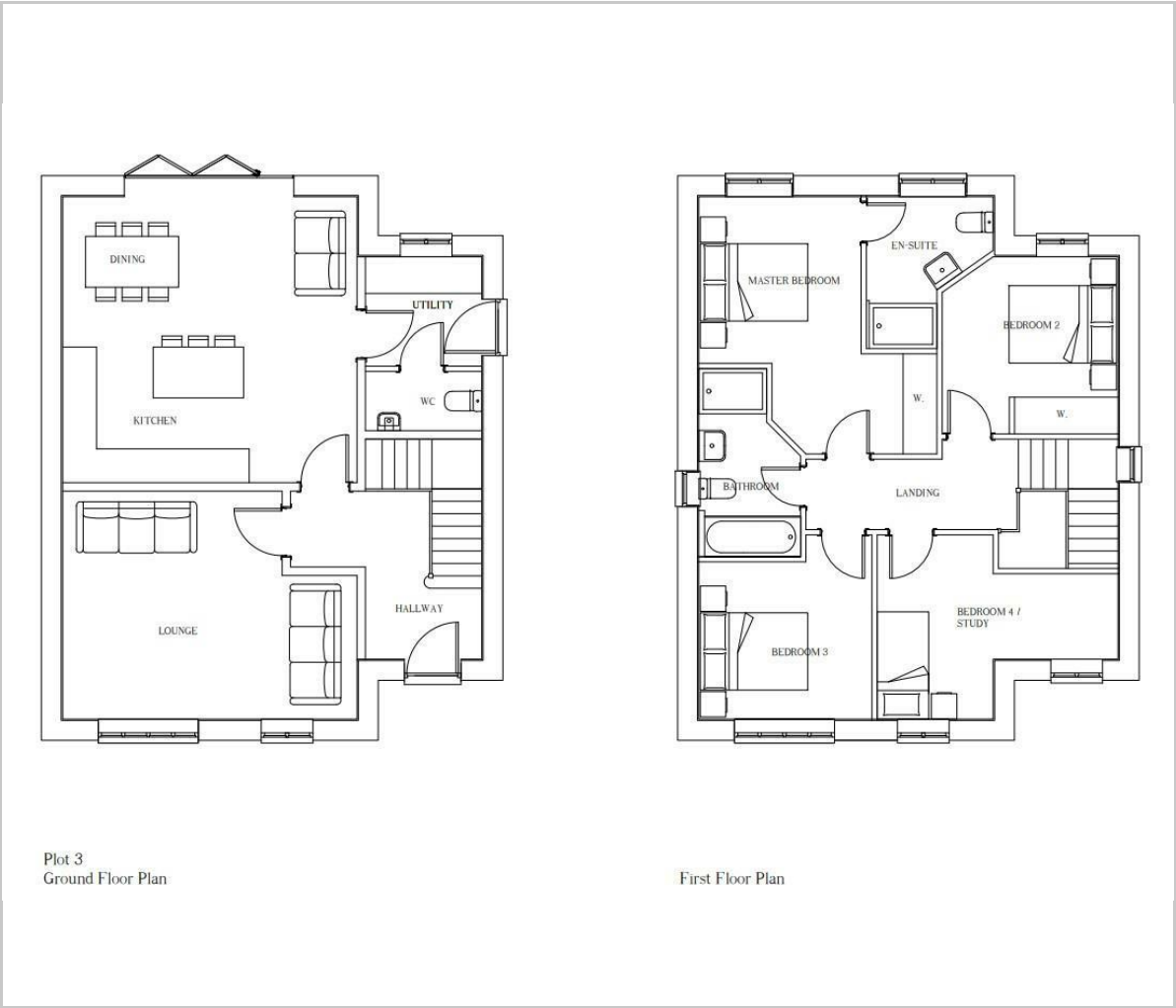
Driveway







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

