

47 Hodgetts Street, Coalville, LE67 2JH

Offers over £465,000









# Brief Description

Competitively priced by motivated sellers is this EXQUISITE DETACHED HOUSE, built by Davidson Homes in 2023, packed with loads of extras and currently £20,000 cheaper than its new build equivalent. Spanning an impressive 1,877 sqft, this property is situated on a GENEROUS, LANDSCAPED CORNER PLOT with DOUBLE GARAGE and a SUBSTANTIAL DRIVEWAY with double access gates, THIS HOUSE IS BETTER THAN NEW.

The beautiful entrance hall is adorned with stylish Amtico flooring that flows seamlessly throughout the ground floor. The hallway provides access to a convenient ground floor W/C and a versatile STUDY OR PLAY ROOM. The dual-aspect living room is a highlight, featuring a magnificent floor-to-ceiling double-glazed window and French doors that open onto the BEAUTIFULLY LANDSCAPED GARDEN, inviting natural light to fill the space.

The heart of the home is the IMPRESSIVE LIVING KITCHEN DINER, showcasing modern mid-grey Shaker-style units with rose gold handles, complemented by STUNNING ITALIAN WHITE MARBLE WORKTOPS and a peninsula breakfast bar. This space is equipped with high-end integrated appliances, including an AEG double oven and grill, and offers BIFOLD DOORS that lead to a raised patio, perfect for entertaining. A SEPARATE UTILITY ROOM, with matching units, adds to the practicality of this home.

Ascending to the first floor, a LOVELY GALLERIED LANDING overlooks the entrance hall and kitchen area. The main bedroom is a SPACIOUS RETREAT, complete with a range of built-in wardrobes and a STYLISH EN-SUITE SHOWER ROOM. Three additional double bedrooms provide ample accommodation for family or guests. The family bathroom is a LUXURIOUS FOUR-PIECE SUITE, featuring a separate shower unit and a bath, all enhanced by contemporary ceiling spotlights.

Externally, the front and rear gardens have been beautifully landscaped, the rear features a split-level design with a large, paved patio and a GENEROUS LAWN AREA, adorned with mature trees and a striking wall-mounted ethanol fire

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## ON THE FIRST FLOOR

Entrance Hall	
Living Room	12'1" x 18'5" (3.68m x 5.61m)
Study	11'5" x 6'6" (3.48m x 1.98m)
Cloakroom WC	
Living Dining Kitchen	19'1" x 17'7" (5.82m x 5.36m)
Utility Room	5'3" x 5'6" (1.60m x 1.68m)

## ON THE FIRST FLOOR

Gallery Landing	
Master Bedroom	19'1" x 9'9" (5.82m x 2.97m)
En Suite	8'9" x 4'6" (2.67m x 1.37m)



Bedroom 2	12'2" x 8'8" (3.71m x 2.64m)
Bedroom 3	9'1" x 9'8" (2.77m x 2.95m)
Bedroom 4	8'9" x 8'8" (2.67m x 2.64m)
Family Bathroom	8'11" x 6'3" (2.72m x 1.91m)

#### ON THE OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Detached Double Garage	16'0" x 17'9" (4.88m x 5.41m)

## Key Features

- Stunning Open Plan Living Kitchen Diner
- Large Master Bedroom With En-Suite
- Gated Driveway For Several Vehicles
- Landscaped Corner Plot Position
- High Spec & Packed with Fantastic Upgrades
- Separate Spacious Living Room and Study
- Beautiful Four Piece Family Bathroom
- Detached Double Garage With Power
- Feature Galley Landings & Mezzanines
- Virtual Property Tour Available



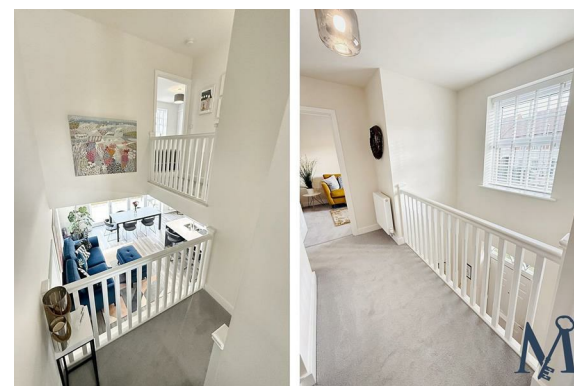










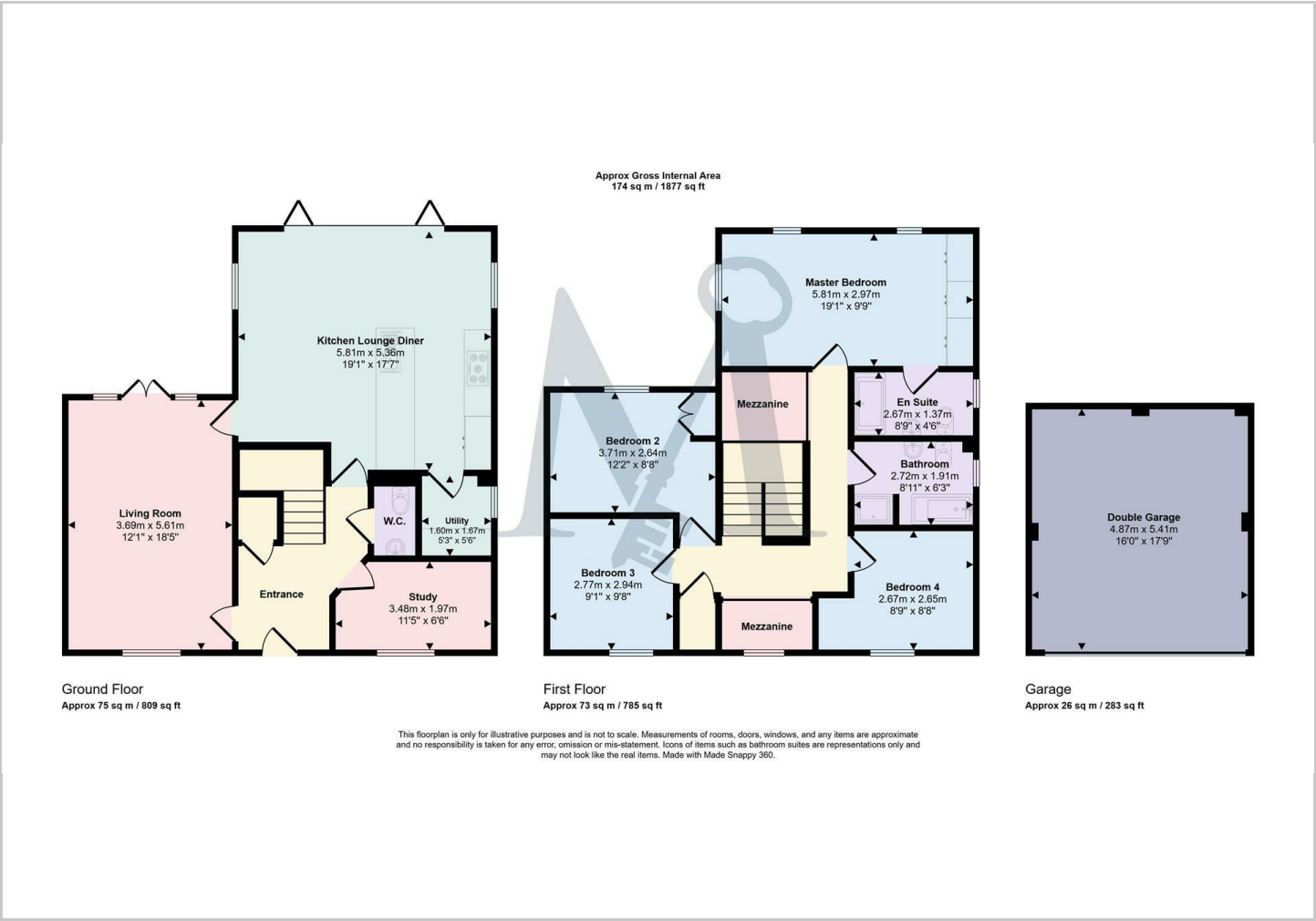




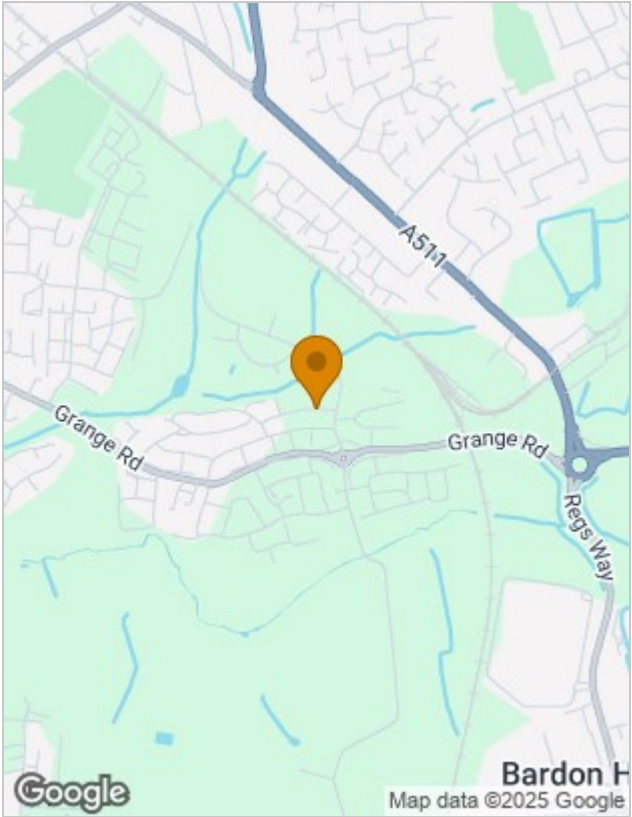




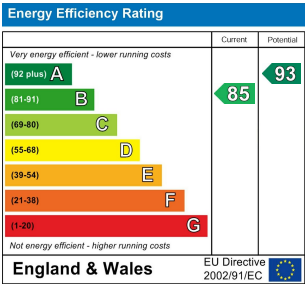
Floor Plans



Location Map



Energy Performance Graph



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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