



MAYNARD
ESTATES



14 Boot Lane, Coalville, LE67 2PT

£400,000





Brief Description

This EXQUISITE Davidson Bicton Design four-bedroom detached home on Boot Lane, Hugglescote, offers a perfect blend of MODERN living and SPACIOUS accommodation. Set down a PRIVATE DRIVEWAY, this property has been thoughtfully enhanced by the current owners.

Greeted by a welcoming entrance hall, featuring stylish LVT flooring, a convenient storage cupboard, and access to a ground floor WC. The living room is one of the standout features of the home, boasting an ABUNDANCE OF NATURAL LIGHT from dual aspect windows, including a charming bay window adorned with Venetian blinds. The spacious room is further enhanced by elegant wall panelling and twin access doors leading from the entrance hall.

The heart of the home is the IMRESSIVE LIVING KITCHEN DINER, where the LVT flooring continues seamlessly. The kitchen is equipped with a range of modern wall and base units, a peninsula breakfast bar, and LUXURIOUS QUARTZ worktops. High-end appliances, include a hot tap & waste disposal, Bosch integrated double oven and grill, integrated fridge freezer, and dishwasher, make this space both functional and stylish. The dining area provides ample room for a large table, and features bay French doors that open onto the beautifully landscaped rear garden.

Upstairs, you will find FOUR GENEROUSLY SIZED DOUBLE BEDROOMS. The master suite is particularly noteworthy, featuring a quadruple set of built-in wardrobes and a chic en suite bathroom. The family bathroom is equally IMPRESSIVE, showcasing a contemporary four-piece suite with a separate shower cubicle, stylish tiling, and modern fixtures.

The south-easterly facing rear garden is a DELIGHTFUL OUTDOOR SPACE, complete with a paved patio and a lush lawn, bordered by landscaped wood bark chippings and Cotswold stone, all enclosed for privacy. The front garden is equally appealing, beautifully landscaped, iron railings, and paved pathways.

The tarmacked driveway offers OFF-ROAD PARKING for multiple vehicles, leading to a SINGLE GARAGE.

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ON THE GROUND FLOOR

- Entrance Hall
- Ground Floor WC
- Living Room 21'4" x 11'3" (6.50m x 3.43m)
- Open Plan Living Kitchen Diner 20'10" x 15'7" (6.35m x 4.75m)
- Utility Room

ON THE FIRST FLOOR

- Landing
- Master Bedroom 11'9" x 11'9" (3.58m x 3.58m)
- En Suite 4'7" x 7'2" (1.40m x 2.18m)





Bedroom 2	11'4" x 11'6" (3.45m x 3.51m)
Bedroom 3	9'0" x 10'7" (2.74m x 3.23m)
Bedroom 4	9'1" x 8'4" (2.77m x 2.54m)
Family Bathroom	5'10" x 9'10" (1.78m x 3.00m)

ON THE OUTSIDE

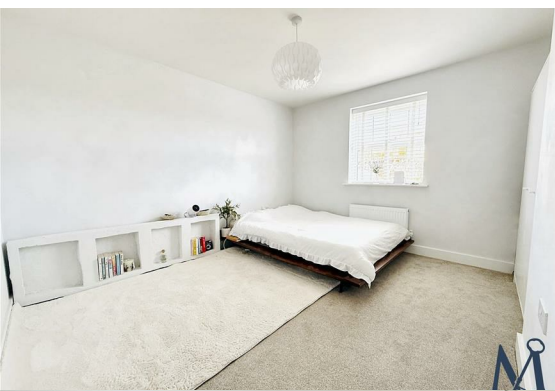
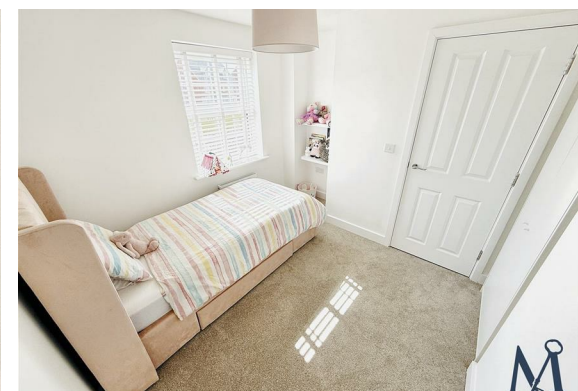
Rear Garden	
Front & Side Gardens	
Driveway	
Single Detached Garage	10'6" x 20'6" (3.20m x 6.25m)

Key Features

- Davidson Bicton Design Home
- Kitchen With Quartz Worktop
- South-Easterly Facing Rear Garden
- Four Piece Family Bathroom
- Significant Upgrades From Original Spec
- Four Double Bedrooms
- Super Spacious Living Room
- Private Road / Corner Plot Position
- Detached Single Garage
- Virtual Property Tour Available

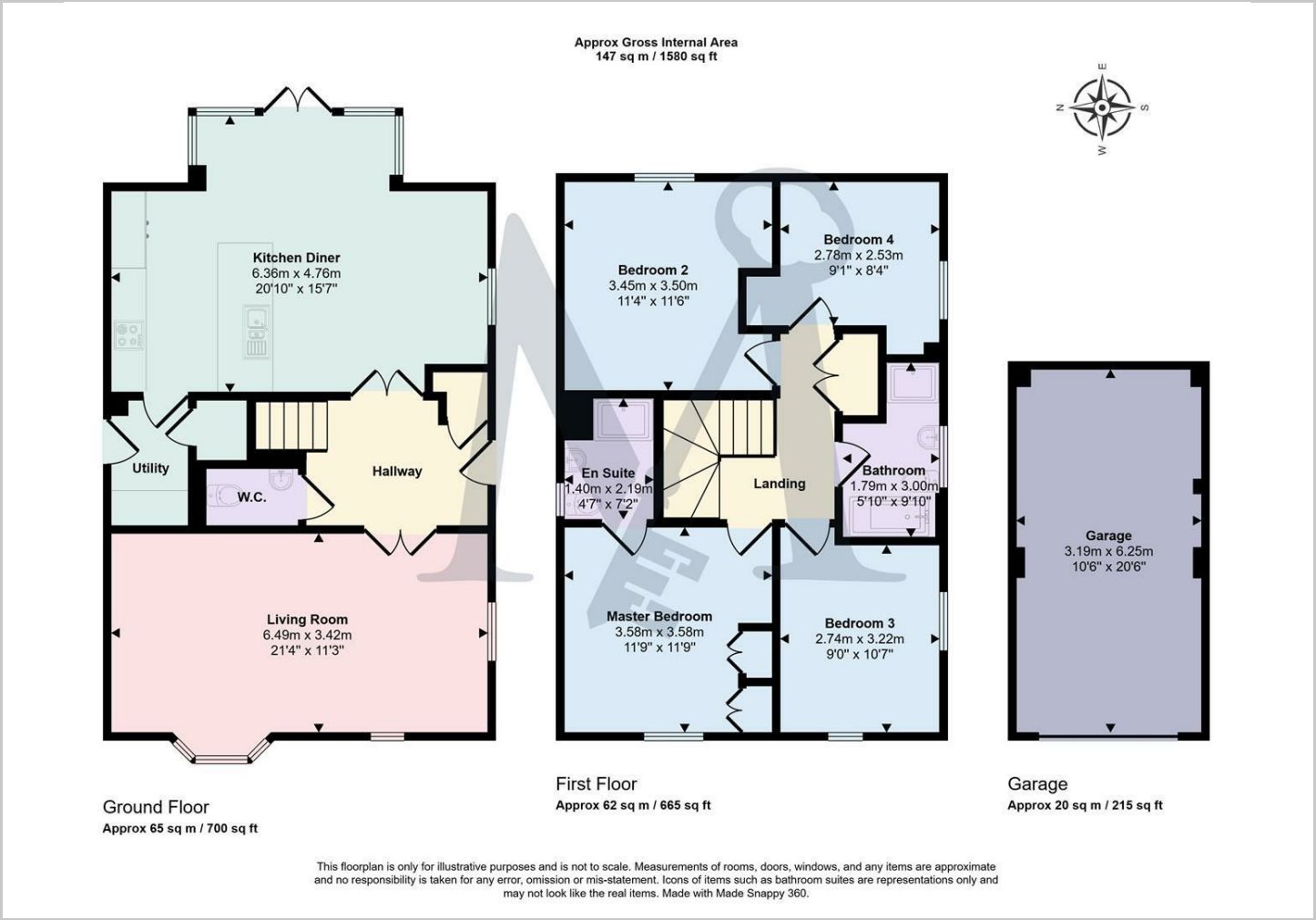








Floor Plans



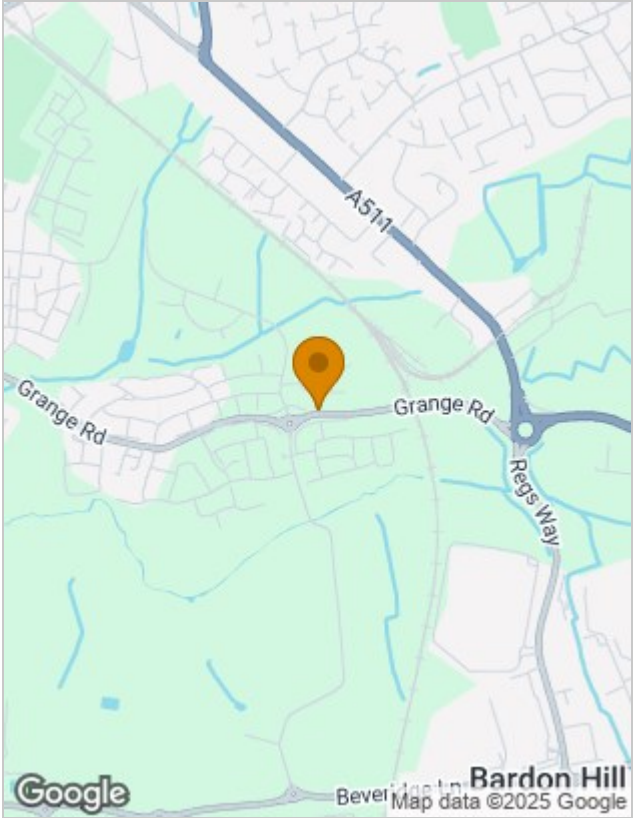
Viewing

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

