



10 Smith Drive, Coalville, LE67 2LU

£410,000

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# Brief Description

£410,000

Offered available with NO UPWARD CHAIN and located on a PRIVATE DRIVEWAY, this nearly new four-bedroom detached house on Smith Drive, Hugglescote, offers a perfect blend of modern living and comfort. This immaculately presented home is BETTER THAN NEW, having undergone thoughtful upgrades from the original builder's specification. While the FOUR DOUBLE BEDROOMS all have built-in wardrobes, ensuring comfort for all the family.

As you enter, you are greeted by a welcoming entrance hall adorned with stylish Amtico flooring, which flows through much of the ground floor. The property boasts two spacious reception rooms, including a LARGE LIVING ROOM featuring a charming bay fronted window. A SEPARATE STUDY overlooks the front, and a ground floor WC provides convenience.

The heart of the home is the EXPANSIVE open-plan living kitchen diner, designed for both entertaining and everyday living. The kitchen is equipped with modern wall and base units, complemented by a STUNNING QUARTZ worktop, a built-in breakfast bar, and HIGH-QUALITY integrated appliances, including a double oven, fridge freezer, and dishwasher. BAY FRENCH DOORS lead from the dining area to the west-facing rear garden, allowing natural light to flood the space. The UTILITY ROOM is a stylish and practical space with access to the driveway.

Upstairs, all four bedrooms are generously sized double rooms, each featuring built-in wardrobes. The master bedroom benefits from an EN SUITE SHOWER ROOM, while the family bathroom is fitted with contemporary fixtures, including a panel bath with an overhead shower.

The REAR GARDEN is a DELIGHTFUL outdoor space, offering a large paved patio and a lawn area, all enclosed within a secure fence boundary. This blank canvas invites you to CREATE YOUR OWN outdoor oasis. The property also includes a TARMAC DRIVEWAY with parking for multiple vehicles, leading to a single garage.

This exceptional home in a SECLUDED SPOT with views of neighbouring greenery is a rare find.



## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room 12'3" x 15'3" (3.73m x 4.65m)

Study 8'11" x 7'5" (2.72m x 2.26m)

Open Living Kitchen Diner 28'7" x 12'5" (8.71m x 3.78m)

Utility Room 5'5" x 5'5" (1.65m x 1.65m)

## ON THE FIRST FLOOR

Landing

Bedroom 1 11'10" x 12'9" (3.61m x 3.89m)

En Suite 5'11" x 7'1" (1.80m x 2.16m)





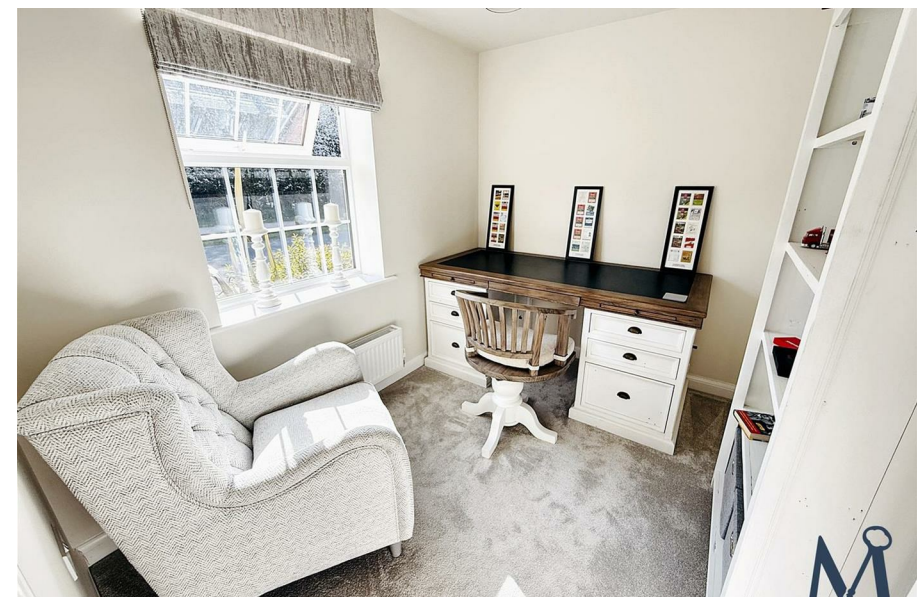
Bedroom 2	12'2" x 12'10" (3.71m x 3.91m)
Bedroom 3	10'9" x 10'10" (3.28m x 3.30m)
Bedroom 4	10'2" x 10'10" (3.10m x 3.30m)
Family Bathroom	6'11" x 5'7" (2.11m x 1.70m)

#### ON THE OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Single Garage	18'0" x 10'0" (5.49m x 3.05m)

## Key Features

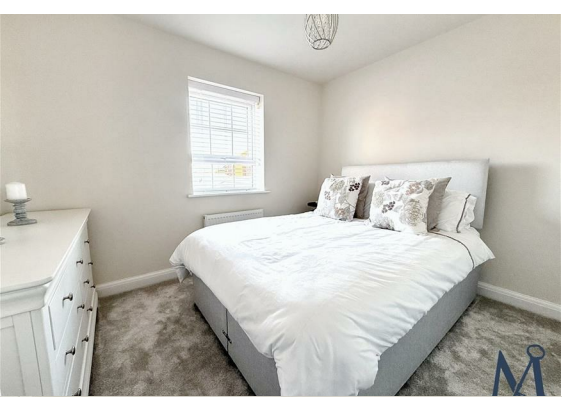
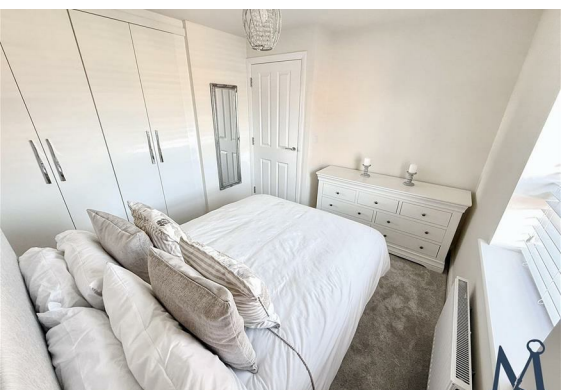
- Private Road And Green Outlook
- Stunning Open Plan Living Kitchen Diner
- Spacious Living Room And Separate Study
- Driveway And Detached Garage
- Immaculately Presented Throughout
- 4 Double Rooms With Fitted Wardrobes
- Quarts Worktops & Integrated Appliances
- Stylish En Suite And Family Bathroom
- Available With No Upward Chain
- Virtual Property Tour Available













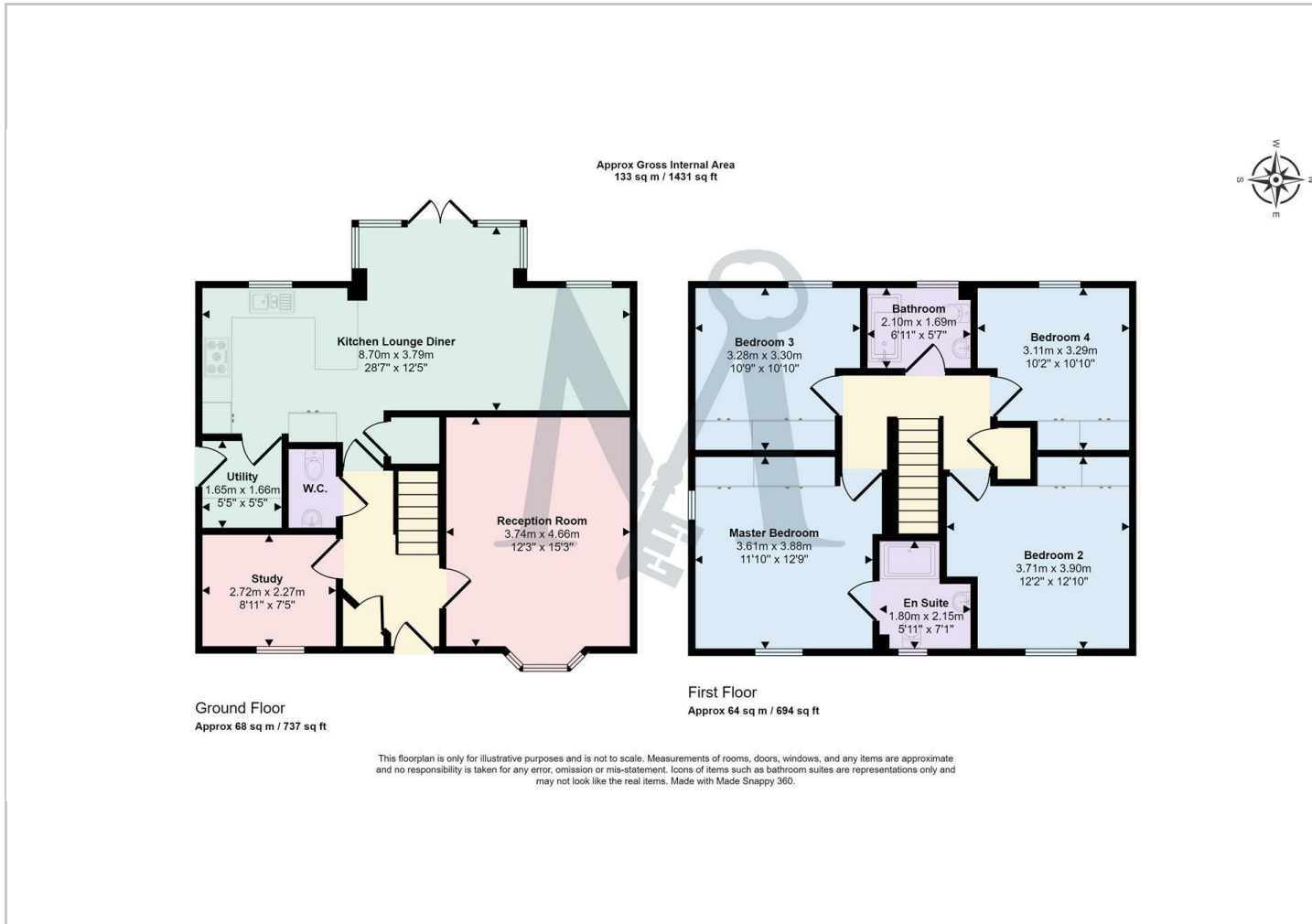




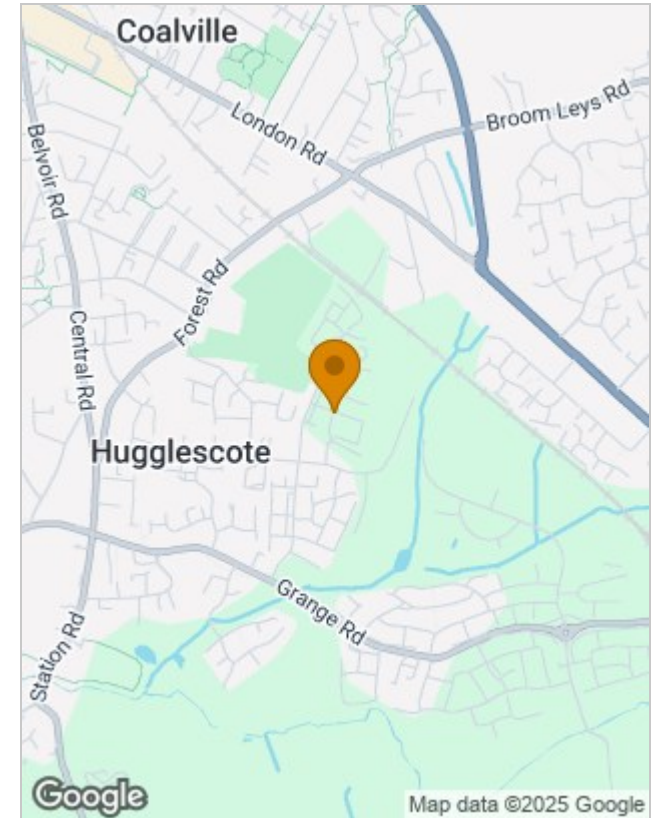




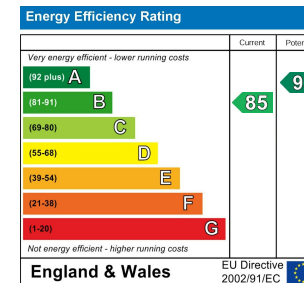
## Floor Plans



## 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.