



15 De Herle Lane
Hugglescote, Coalville, LE67 2EE

£240,000

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Brief Description

Located on De Herle Lane in the charming village of Hugglescote, this IMMACULATE three-bedroom semi-detached house, constructed in 2019 by Bloor Homes, presents an EXCEPTIONAL OPPORTUNITY for first-time buyers and families alike. The property boasts a MODERN DESIGN and is well-maintained, offering spacious accommodation throughout.

Upon entering, you are greeted by a hallway that leads to a BRIGHT AND AIRY living room, featuring dual aspect windows adorned with fitted Venetian blinds. This inviting space is equipped with T.V. and multimedia points, as well as CONVENIENT under-stair storage. The living room seamlessly connects to the open-plan dining kitchen, which is a true highlight of the home. The KITCHEN is fitted with a STYLISH range of modern wall and base units complemented by integrated appliances, including a fridge/freezer, dishwasher, and a Bosch oven with a four-ring hob and extraction hood. The room is further enhanced by ceiling spotlights, wood panel vinyl flooring, and FRENCH DOORS that open onto the sunlit rear garden.

The UTILITY AREA adjacent to the kitchen provides space and plumbing for a washing machine, along with access to a ground floor WC. Ascending to the first floor, the MASTER BEDROOM overlooks the garden and features built-in wardrobes with mirrored sliding doors, as well as a PRIVATE EN SUITE shower room. The second bedroom is a generous double, while the third bedroom is a comfortable single. The family bathroom is contemporary, showcasing a three-piece suite with a panel bath, WC, hand basin, and STYLISH FINISHES.

Externally, the SOUTH-FACING rear garden is a delightful retreat, complete with paved patios, a lawned area, raised sleeper beds, and an elevated small feature pond, all enclosed by a secure fence with side gate access. The tarmac driveway provides ample OFF-ROAD PARKING for multiple vehicles and leads to a single DETACHED GARAGE equipped with light and power supply while the front garden is beautifully landscaped





ON THE GROUND FLOOR

Entrance Hall

Living Room

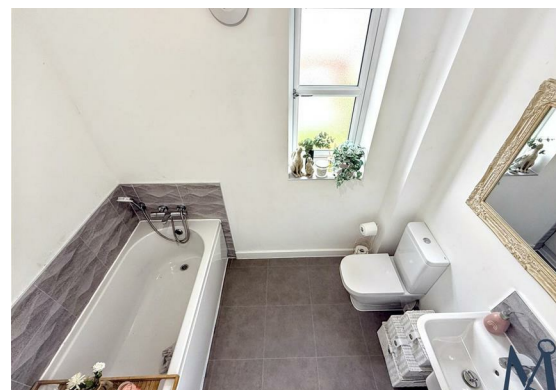
11'11" x 14'6" (3.63m x 4.42m)

Open Plan Kitchen Diner

11'11" x 12'0" (3.63m x 3.66m)

Utility Area

Ground Floor WC



ON THE FIRST FLOOR

Landing

Master Bedroom

9'4" x 9'7" (2.84m x 2.92m)

En Suite

5'10" x 8'0" (1.78m x 2.44m)

Bedroom 2

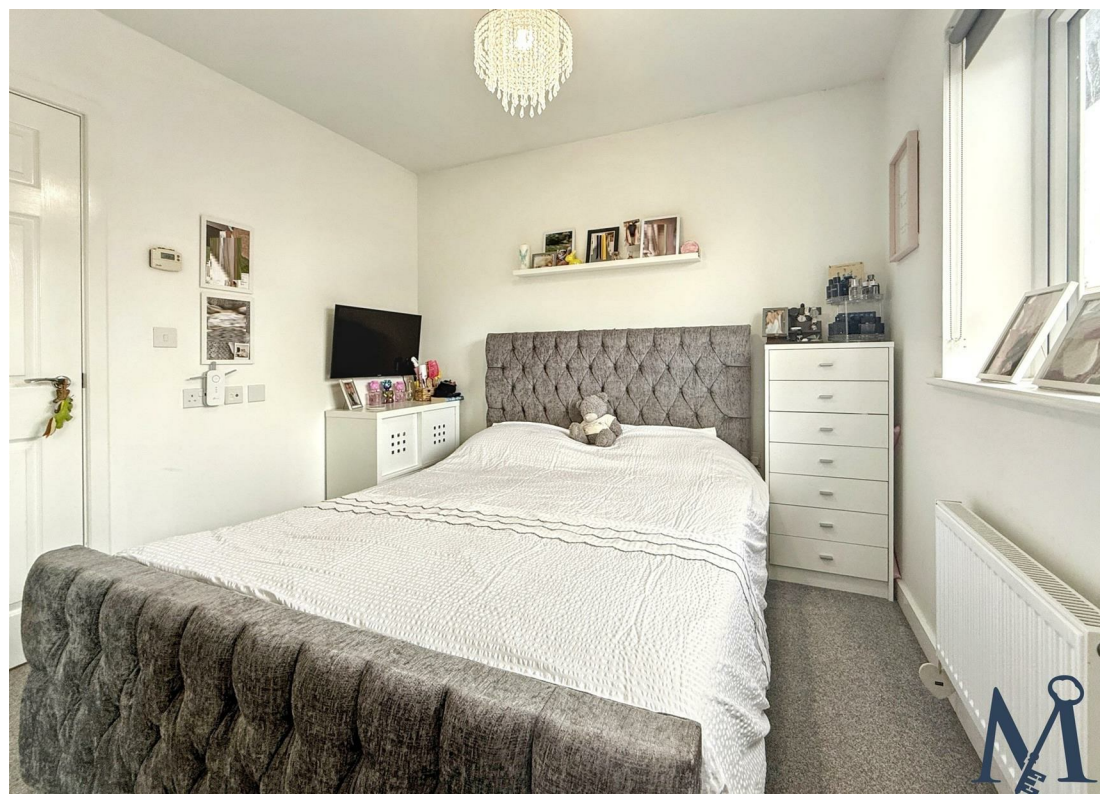
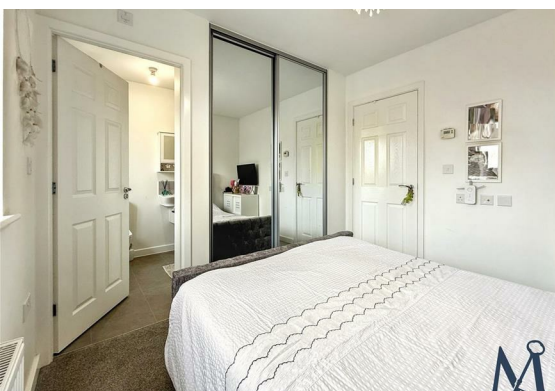
8'10" x 10'0" (2.69m x 3.05m)

Bedroom 3

6'6" x 11'5" (1.98m x 3.48m)

Family Bathroom

5'5" x 7'7" (1.65m x 2.31m)



ON THE OUTSIDE

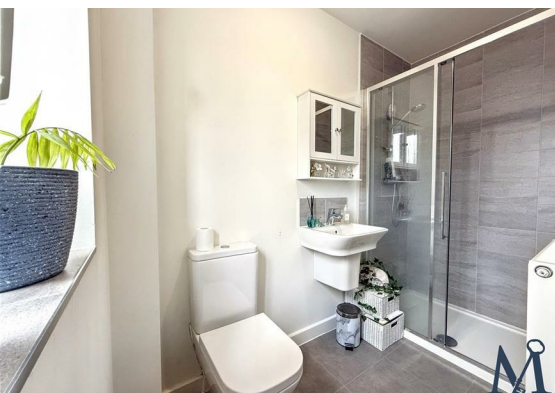
Rear Garden

Front Garden

Driveway

Single Garage

8'8" x 17'11" (2.64m x 5.46m)





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

