



42 Harold Mosely Way, Coalville, LE67 2NL

£390,000

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# Brief Description

This STUNNING detached house on Harold Mosely Way in the Village of Hugglescote, offers a perfect blend of modern living and ELEGANT DESIGN. Spanning an impressive 1,399 square feet, this immaculately presented property boasts three spacious bedrooms, each with its own LUXURIOUS en-suite, having beautifully landscaped front and rear gardens, making it a UNIQUE family home.

Upon entering, you are greeted by a welcoming entrance hall adorned with stylish Amtico flooring that flows seamlessly throughout the ground floor, with the exception of the living room. The cloakroom WC features built-in storage for coats and shoes, complemented by a unique circular window that adds character. The living room is GENEROUSLY SIZED, featuring a large bay window fitted with blinds and enhanced by acoustic wall panelling, creating a serene atmosphere.

At the heart of the home lies the EXPANSIVE open-plan living kitchen diner, which stretches across the rear of the property. The kitchen is equipped with modern dove grey units and integrated appliances, including a fridge/freezer, dishwasher, and two AEG ovens. A central ISLAND BREAKFAST BAR and ceiling spotlights enhance the space, while the living area, with its large double-glazed French doors, offers delightful views of the BEAUTIFULLY LANDSACPED rear garden, perfect for entertaining or relaxing.

Upstairs, the three LUXURY BEDROOMS provide ample space, each having their own en-suite. The master bedroom features a WALK-IN DRESSING ROOM, a stunning bay window and the en-suite is a stunning four-piece, designed to offer a touch of opulence.

The exterior of the property is equally IMPRESSIVE, with beautifully landscaped gardens that includes a large porcelain tiled patio, shaped lawns, and decorative gravelled borders, all enclosed for privacy. The front garden is similarly designed, while the tarmac DRIVEWAY provides off-road parking for multiple vehicles and leads to a single detached garage equipped with light and power supply.



£390,000



## ON THE FIRST FLOOR

|                          |                              |
|--------------------------|------------------------------|
| Entrance Hall            |                              |
| Cloakroom WC             | 5'10 x 6'4 (1.78m x 1.93m)   |
| Living Room              | 11'10 x 17'7 (3.61m x 5.36m) |
| Kitchen / Living / Diner | 25'2 x 12'5 (7.67m x 3.78m)  |
| Utility Room             | 5'10 x 5'11 (1.78m x 1.80m)  |

## ON THE FIRST FLOOR

|                |                             |
|----------------|-----------------------------|
| Landing        |                             |
| Master Bedroom | 11'9 x 13'6 (3.58m x 4.11m) |
| En Suite       | 7'9 x 9'3 (2.36m x 2.82m)   |
| Dressing Room  | 4'3 x 5'4 (1.30m x 1.63m)   |





|            |                              |
|------------|------------------------------|
| Bedroom 2  | 11'3 x 11'11 (3.43m x 3.63m) |
| En Suite 2 | 7'11 x 6'5 (2.41m x 1.96m)   |
| Bedroom 3  | 9'2 x 12'11 (2.79m x 3.94m)  |
| En Suite 3 | 6'0 x 9'3 (1.83m x 2.82m)    |

#### ON THE OUTSIDE

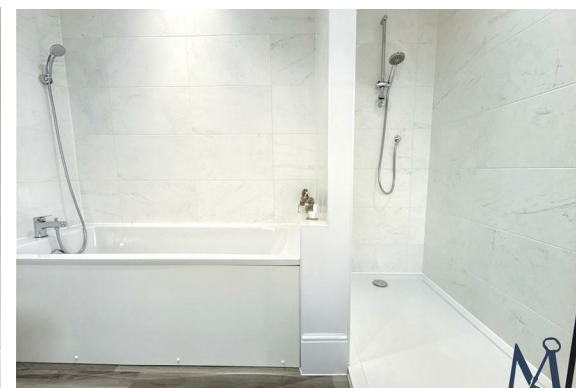
|                        |                              |
|------------------------|------------------------------|
| Front Garden           |                              |
| Rear Garden            |                              |
| Private Driveway       |                              |
| Single Detached Garage | 11'0" x 20'0 (3.35m x 6.10m) |

## Key Features

- Three Double En-Suite Bedrooms
- Spacious Bay Fronted Living Room
- Amazing Four Piece Master En-Suite
- Single Detached Garage
- Immaculately Presented Accommodation Throughout
- Stunning Open Plan Living, Kitchen, Diner
- Beautifully Landscaped Rear Garden
- Private Large Driveway Parking
- Significant Upgrades & Improvements
- Virtual Property Tour Available



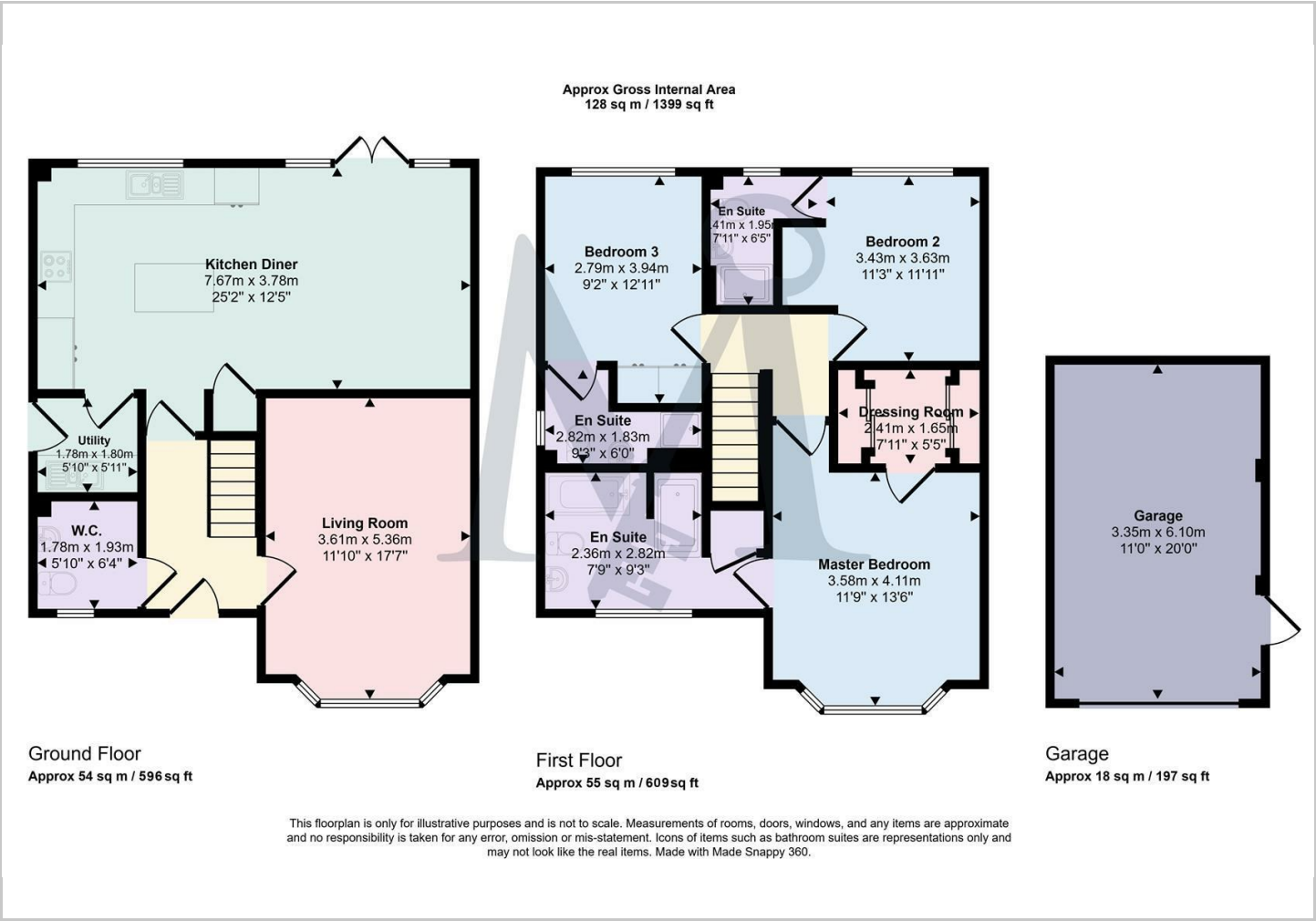








Floor Plans



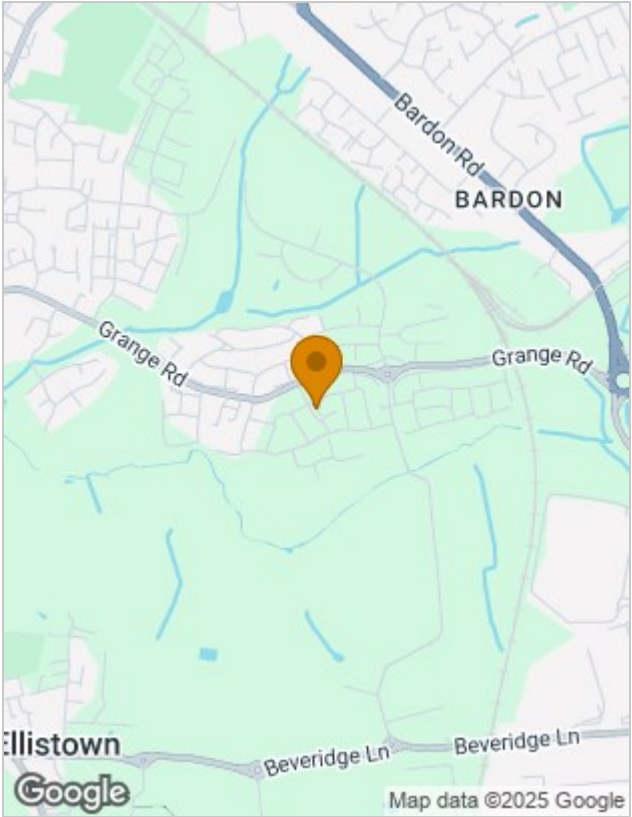
Viewing

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

