



5 Lovett Close  
Hugglescote, Coalville, LE67 2NB

£234,950

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## Brief Description

Located in the charming Lovett Close, Hugglescote, this delightful semi-detached house, built by CADEBY HOMES in 2021, presents an excellent opportunity for first-time buyers. With a modern design, a dual floor heating system and a remaining six-year BUILDER'S WARRANTY, this property is ready for you to move in and make it your own.

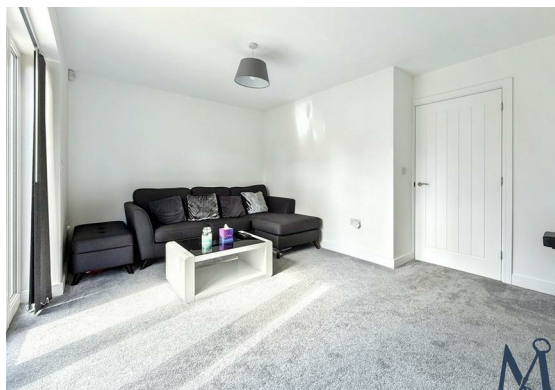
Upon entering, you are greeted by a **STYLISH** black composite front door flanked by side windows, leading into a welcoming entrance hall. The ground floor features grey wood effect vinyl cushion flooring that flows seamlessly into the convenient ground floor WC and the **CONTEMPORARY** kitchen diner. The kitchen is equipped with a range of **SLEEK** grey matt wall and base units, complemented by integrated appliances including a fridge freezer, dishwasher, and oven, with additional space for a washing machine and other appliances.

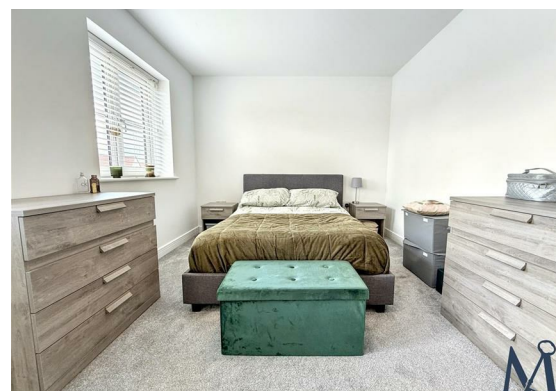
The living room is a **COSY RETREAT**, enhanced by dual aspect windows adorned with fitted Venetian blinds, ceiling spotlights, and French doors that open onto the **SUNLIT SOUTH-FACING** rear garden. This outdoor space is predominantly laid to lawn, providing a perfect setting for relaxation or entertaining, and is enclosed by a secure fence with side gate access.

Venturing upstairs, you will find two **GENEROUSLY SIZED** double bedrooms, each benefiting from two windows providing ample natural light, and storage options. The family bathroom is a true highlight, featuring a **STUNNING** four-piece suite complete with a tiled splashback and shower surround, all illuminated by ceiling spotlights.

The front garden offers a **TOUCH OF GREENARY** with a small lawn and planted areas, while a double-width block paved driveway provides convenient **SIDE-BY-SIDE PARKING** for multiple vehicles. This property combines **MODERN LIVING** with comfort and convenience, making it an ideal choice for those seeking a lovely home in a friendly neighbourhood.

This property presents an excellent opportunity for those seeking a comfortable and well-located home.





## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Kitchen Diner  
8'1" x 16'10" (2.46m x 5.13m)

Living Room  
15'0" x 9'6" (4.57m x 2.90m)

## ON THE FIRST FLOOR

Landing

Bedroom 1  
15'4" x 9'8" (4.67m x 2.95m)

Bedroom 2  
15'1" x 9'5" (4.60m x 2.87m)

Family Bathroom  
8'7" x 7'0" (2.62m x 2.13m)

## ON THE OUTSIDE

Front Garden

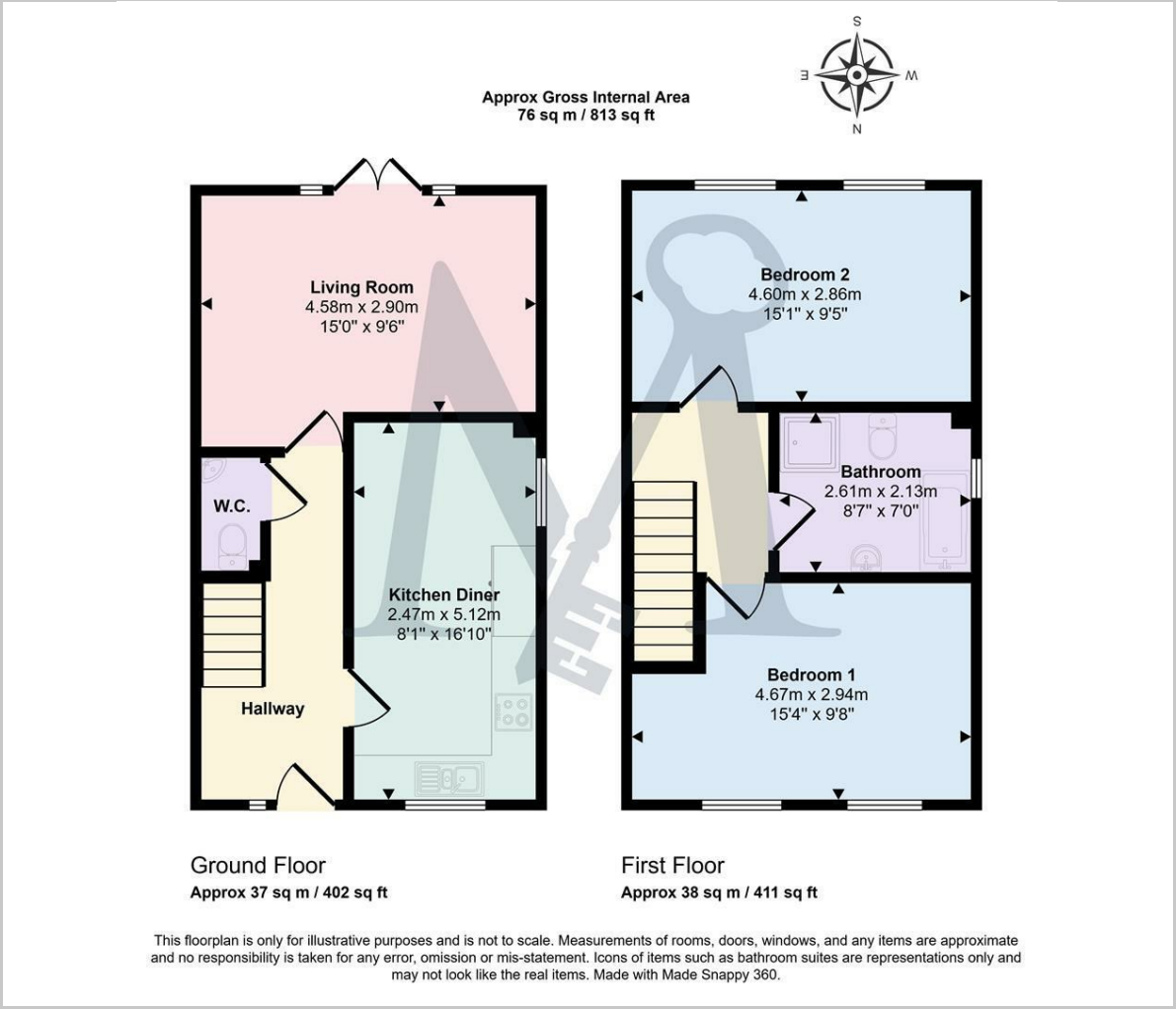
Rear Garden

Block Paved Driveway





Floor Plan



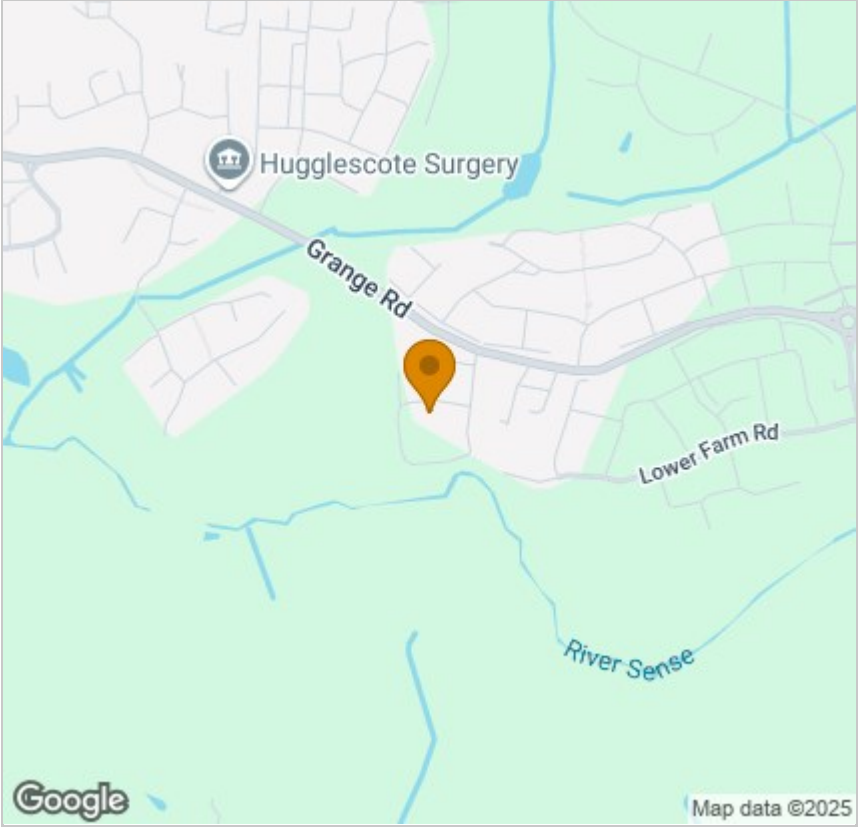
Viewing

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

