

# Holdings

A Modern Estate Agent



6 Tugby Drive, Coalville, LE67 2LT

£450,000

With 6 years NHBC remaining, Holdings are delighted to offer to the market this exceptional four-bedroom detached family home, built by David Wilson in 2022, occupying a desirable corner plot within a sought-after development. Offering versatile and spacious accommodation with three reception rooms, this beautifully presented home is finished to an impeccable standard throughout and benefits from a landscaped rear garden.

## Summary

Upon entering via the composite front door, you are welcomed by an impressive entrance hall providing access to all ground floor rooms. The heart of the home is the stunning kitchen, which spans the full depth of the property and is fitted with a range of modern units and integrated appliances, complemented by a separate utility room. French doors open directly onto the patio and landscaped rear garden, creating a seamless indoor-outdoor living space.

To the rear, the bright and airy lounge also enjoys French doors to the garden, while a further reception room to the front offers flexibility as a study, snug or playroom.

A convenient ground floor cloakroom completes the accommodation.

To the first floor, there are four generously sized double bedrooms, all benefiting from built-in wardrobes. The principal bedroom is particularly impressive, featuring a dual aspect and a stylish en suite shower room. A well-appointed four-piece family bathroom serves the remaining bedrooms.

Externally, the rear garden has been thoughtfully landscaped, featuring raised borders, a patio seating area and a pathway leading to the garage. Mature trees and established shrubs provide a high degree of privacy, while a walled boundary to one side enhances the sense of seclusion.

This outstanding home combines modern living with high-quality finishes, making it an ideal choice for families seeking space, style and a prime location.

This property is also offered to market with 6 years NHBC remaining.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers

to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



Tugby Drive, Hugglescote  
Internal Square Footage: Approx 1650sq.ft

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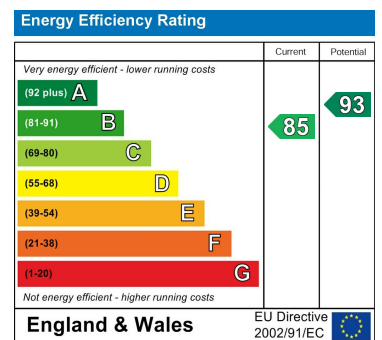
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## Area Map



## Energy Efficiency Graph



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