



MAYNARD
ESTATES



72 Usherwood Way, Coalville, LE67 2HN

£325,000





Brief Description

£325,000

Welcome to this EXQUISITE MODERN detached house located on Usherwood Way in the charming village of Hugglescote. This BEAUTIFULLY PRESENTED HOME, built by Davidson Homes, boasts three spacious double bedrooms and two well-appointed bathrooms, making it an ideal choice for families or those seeking extra space.

As you approach the property, you will be greeted by its IMPRESSIVE CURB APPEAL, featuring a meticulously landscaped front garden and a welcoming canopy porch. Upon entering, you are welcomed by a STRIKING ENTRANCE HALL adorned with elegant Amtico flooring, which seamlessly flows into the open-plan kitchen, living, and dining area. The LIVING ROOM is particularly inviting, showcasing a large bay window fitted with Venetian blinds.

The STUNNING KITCHEN features modern grey wall and base units, complemented by a MARBLE-STYLE worktop and a matching island breakfast bar. The kitchen is equipped with HIGH-QUALITY appliances, including an AEG double oven and grill, a gas hob, and an integrated dishwasher. The bay window, complete with French doors, provides a seamless transition to the BEAUTIFULLY LANDSCAPED rear garden.

Upstairs, the master bedroom features an EN-SUITE, wall-mounted lights, and a range of built-in wardrobes. The additional two double bedrooms also come with built-in wardrobes, providing ample storage space. The family bathroom is MODERN AND STYLISH, featuring a three-piece suite.

Externally, you are greeted by a BEAUTIFULLY MAINTAINED front garden, featuring a paved pathway that leads to the front door, a lush lawn, gravel, and tasteful shrubs. The rear garden is THOUGHTFULLY LANDSCAPED and includes a paved patio, sleeper borders, and planted beds, with the addition of a decked patio and BBQ area.

Additionally, the garage has been CLEVERLY CONVERTED, serving as half a garden room and half a garage store. The TARMAC DRIVEWAY accommodates multiple vehicles, ensuring convenience for residents and guests alike.



ON THE FIRST FLOOR

Entrance Hall

Ground Floor WC

Living Room 10'10" x 16'4" (3.30m x 4.98m)

Kitchen, Living, Diner 18'1" x 15'8" (5.51m x 4.78m)

ON THE FIRST FLOOR

Landing

Master Bedroom 10'5" x 9'9" (3.18m x 2.97m)

En Suite 10'3" x 6'2" (3.12m x 1.88m)



Bedroom 2 8'11" x 8'6" (2.72m x 2.59m)

Bedroom 3

Family Bathroom 7'5" x 6'2" (2.26m x 1.88m)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Garage Store 8'10" x 7'11" (2.69m x 2.41m)

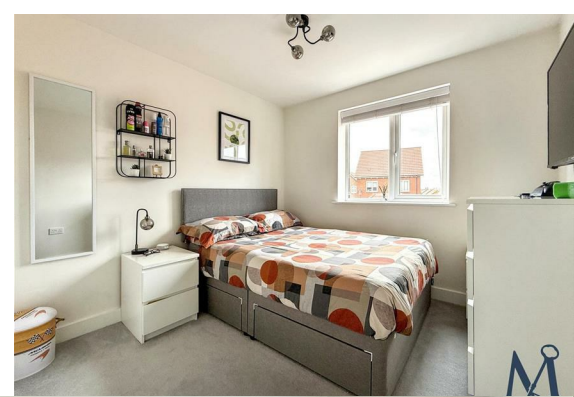
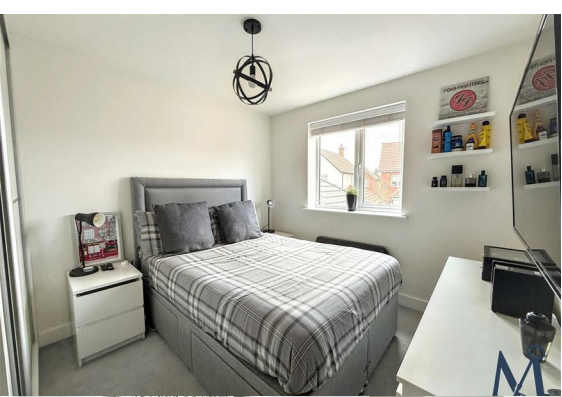
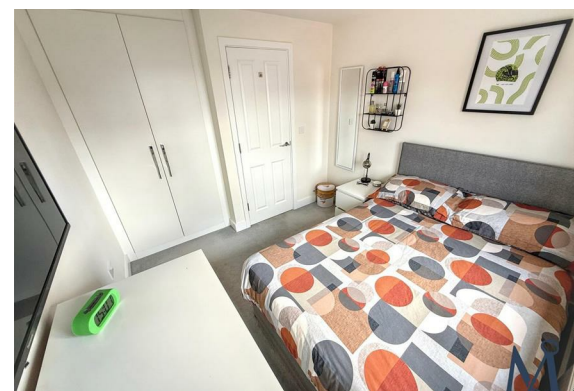
Garden Room 8'9" x 8'4" (2.67m x 2.54m)

Key Features

- Three Double Bedrooms
- Beautifully Presented Accommodation
- Bay Fronted Living Room
- Driveway & Garage Store
- 7 Years NHBC Remaining
- Quiet Side Road Position
- Stunning Open Plan Living Kitchen Diner
- Landscaped Garden & Garden Room
- En Suite To Master Bedroom
- Virtual Property Tour Available



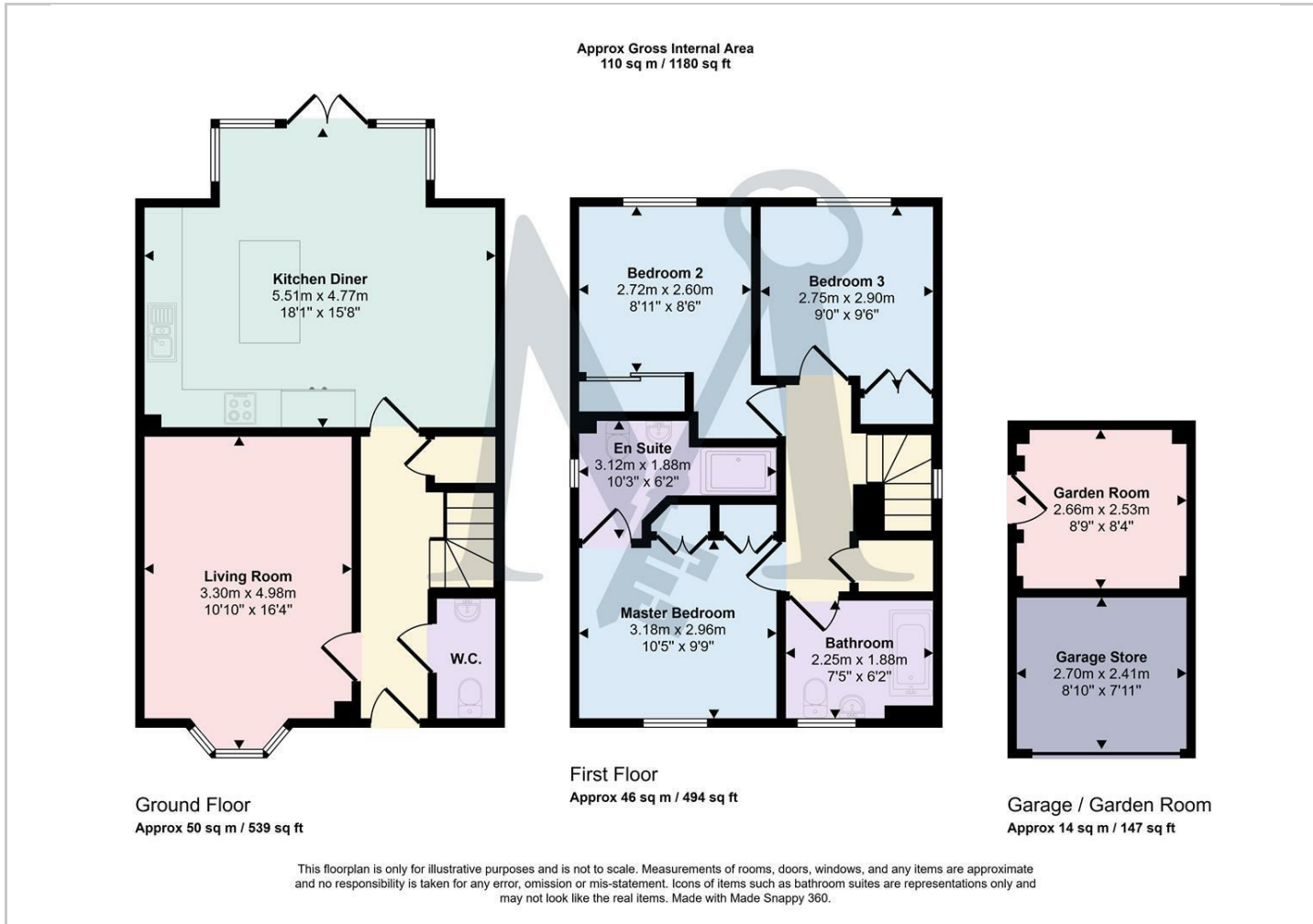




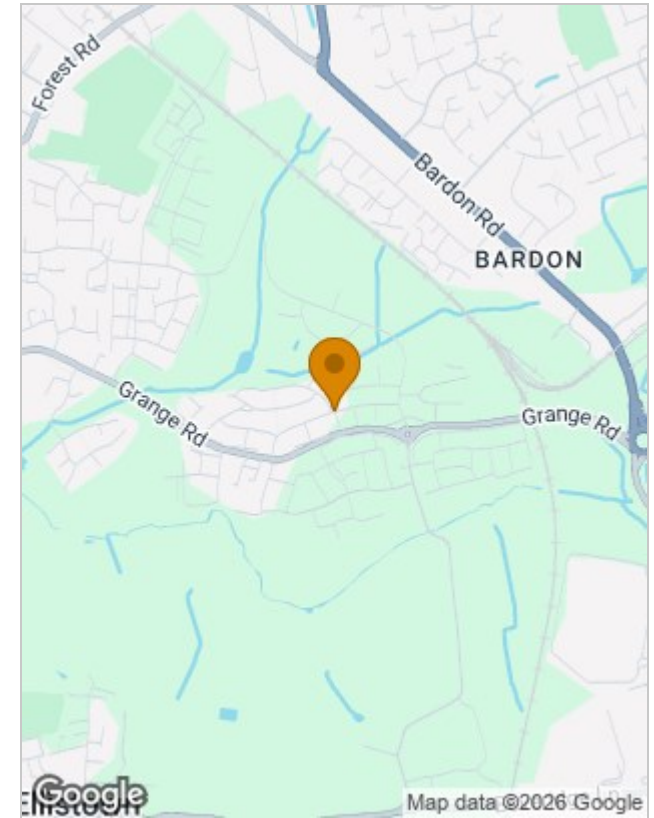




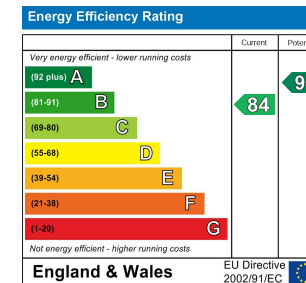
Floor Plans



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.