

# Holdings

A Modern Estate Agent



3 Wright Street, Coalville, LE67 2LP

£340,000

Holdings Estate Agents are delighted to bring to the market with no upward chain, this beautifully presented four bedroom detached home, thoughtfully constructed by David Wilson Homes, with a remaining 8 years NHBC warranty.

## Summary

This stylish home has been finished to a high standard throughout, with a carefully considered layout that delivers a natural flow between living spaces, ideally suited to modern family life. A separate lounge to the front aspect provides a comfortable and relaxing retreat, while the welcoming entrance leads through to a superb open plan dining kitchen fitted with a range of integrated appliances including a double oven, gas hob, dishwasher and fridge/freezer. A built-in cupboard offers a discreet and practical space for laundry appliances, and double doors open directly onto the rear garden, creating an effortless connection between indoor and outdoor living. The ground floor is further complemented by a WC with tiled splashback.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom benefits from a contemporary en-suite comprising part-tiled walls, a low level WC, wash hand basin and a shower with tiled surround, finished to a modern standard. The remaining bedrooms are served by a stylish family bathroom featuring part-tiled walls, a hand wash basin, low level WC, and a bath with shower over.

Further benefits include the remaining balance of an eight-year NHBC warranty, providing peace of mind, along with a part-boarded loft space offering valuable additional storage.

Externally, the property enjoys a delightful South West facing rear garden, ideally positioned to sun throughout the day, making it perfect for both relaxation and entertaining. In addition, there is a single garage equipped with lighting and electrics, providing secure parking or useful additional storage.

Situated within the popular and well-connected village of Hugglescote, this is a superbly appointed modern home, combining quality craftsmanship with thoughtful design and presented in excellent condition throughout.

## 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.

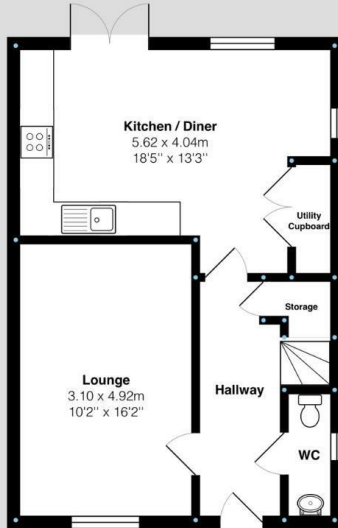
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make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

## Extra Information

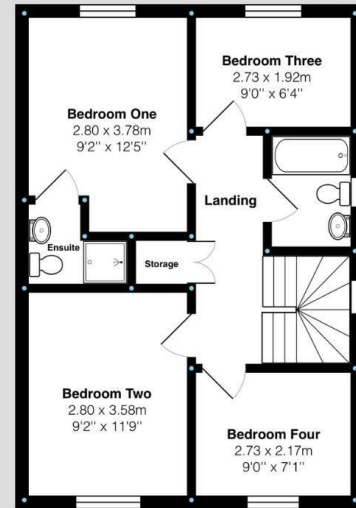
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# Floor Plan

Ground Floor:



First Floor:



Wright Street, Hugglescote  
Internal Square Footage: Approx 1087 sq.ft

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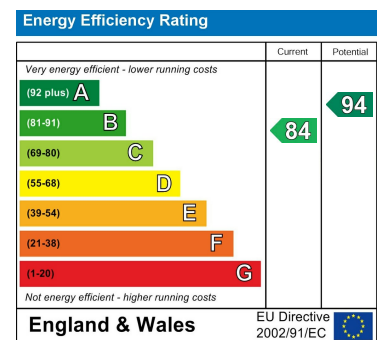
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## Area Map



## Energy Efficiency Graph



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