

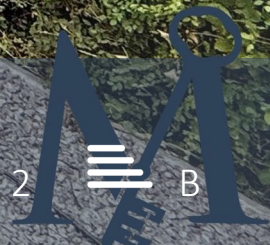


MAYNARD  
ESTATES



10 Stinson Way, Coalville, LE67 5HJ

£375,000





# Brief Description

An EXCEPTIONAL BESPOKE THREE BEDROOM DETACHED residence occupying an exclusive position within a private driveway of just three individual homes. Designed and built by the current owners to an outstanding specification, this unique property offers contemporary family living with premium finishes throughout, making it ideal for buyers seeking something truly special.

The accommodation begins with a welcoming entrance hall leading to a spacious dual aspect living room and a separate study, perfect for home working. The heart of the home is the OPEN PLAN LIVING KITCHEN DINER, beautifully fitted with shaker style units, luxurious Corian worktops, integrated Neff appliances, wine cooler, induction hob with pop up extractor and ample dining and living space. Flooded with natural light from a striking skylight and bifold doors opening onto the rear garden, it provides the perfect space for entertaining and everyday family life. A matching utility room and ground floor WC complete the ground floor.

Upstairs, the impressive master bedroom enjoys a walk in wardrobe and stylish ensuite shower room, while the remaining two bedrooms are both generous doubles with fitted wardrobes. The luxurious four piece family bathroom features a freestanding claw foot bath, separate walk in shower and quality contemporary fittings.

The property is finished to an EXCEPTIONAL STANDARD THROUGHOUT, benefitting from underfloor heating to the ground floor, oak glazed internal doors, quality flooring and stylish décor.

Externally, a substantial gravel driveway provides AMPLE OFF ROAD PARKING and leads to a detached single garage with electric roller shutter door, power and lighting. The enclosed SOUTH-WESTERLY FACING GARDEN has been beautifully landscaped with sandstone patios, lawn, established borders and a pergola seating area, creating an ideal outdoor entertaining space.



£375,000



ON THE GROUND FLOOR

Entrance Porch	5'11" x 3'8" (1.82 x 1.13)
Entrance Hall	
WC	
Office	9'0" x 8'2" (2.75 x 2.5)
Living Room	12'7" x 17'4" (3.86 x 5.29)
Living Kitchen Diner	29'9" x 10'10" (9.07 x 3.32)
Utility	4'10" x 11'3" (1.48 x 3.44)

ON THE FIRST FLOOR

Landing	
Master Bedroom	11'5" x 13'9" (3.49 x 4.2)
En-Suite	4'1" x 6'11" (1.26 x 2.13)
Walk in Wardrobe	4'1" x 6'5" (1.27 x 1.96)
Bedroom Two	12'10" x 10'9" (3.93 x 3.28)
Bedroom Three	8'7" x 15'4" (2.63 x 4.69)
Bathroom	13'0" x 5'10" (3.97 x 1.79)



ON THE OUTSIDE

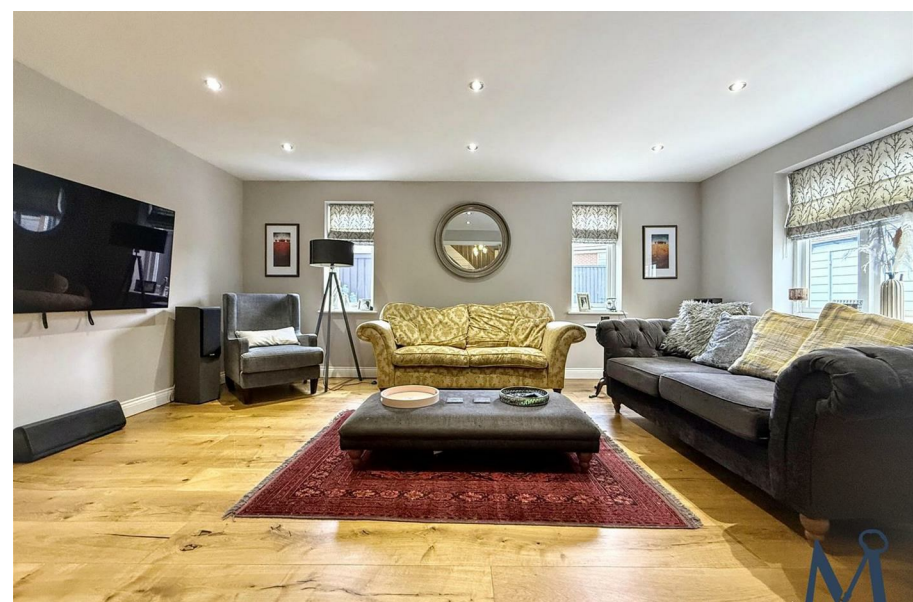
- Front Garden
- Rear Garden
- Driveway
- Detached Garage

16'4" x 9'10" (5m x 3m)



## Key Features

- Bespoke Detached Family Home
- Ground Floor Study
- Master With Dressing Room & Ensuite
- Detached Garage & Driveway Parking
- South Westerly Facing Rear Garden
- Luxury Four Piece Family Bathroom
- Open Plan Living Kitchen Diner
- Three Generous Double Bedrooms
- Underfloor Heating To The Ground Floor
- Virtual Property Tour Available

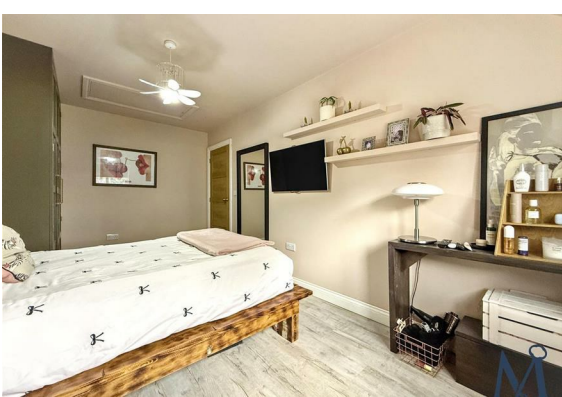
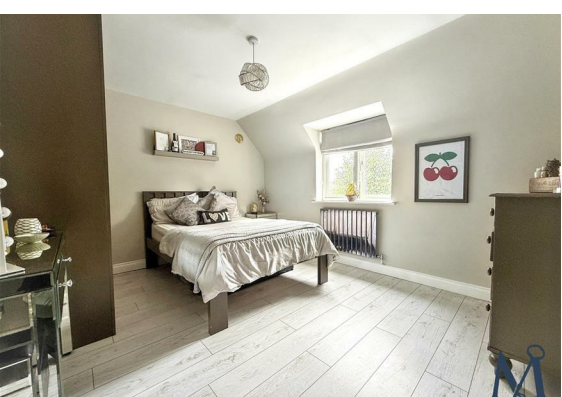




Let's stay in bed & snuggle

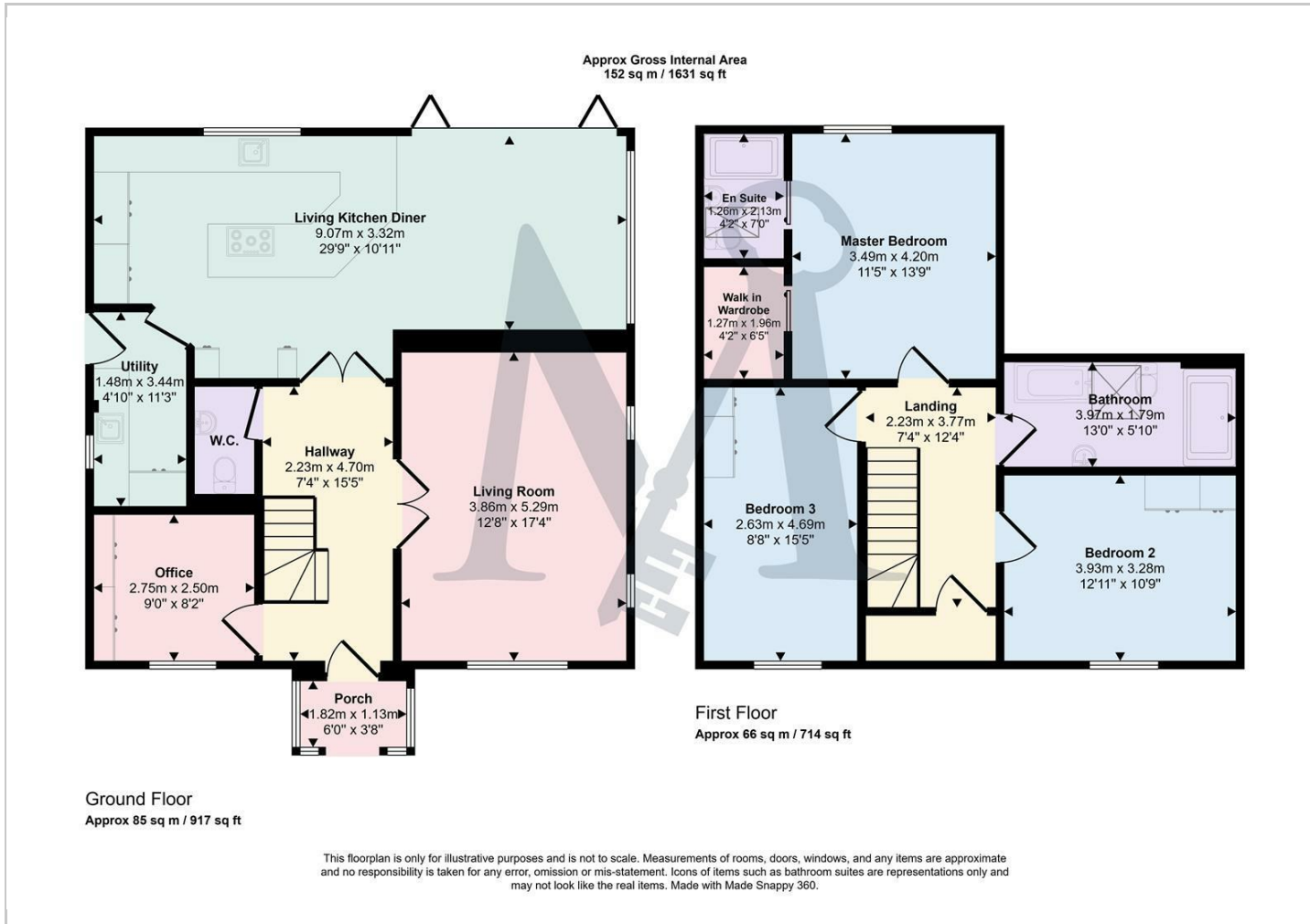
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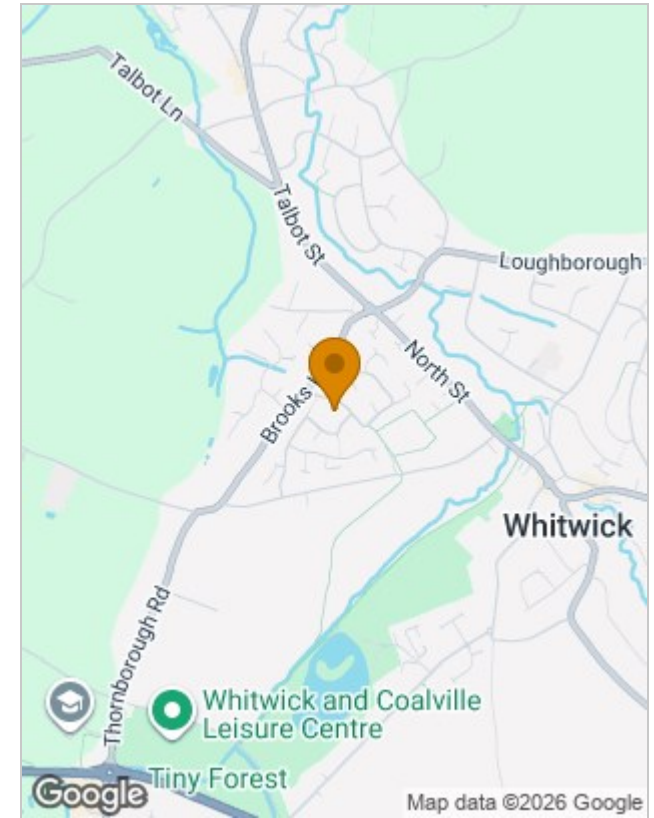




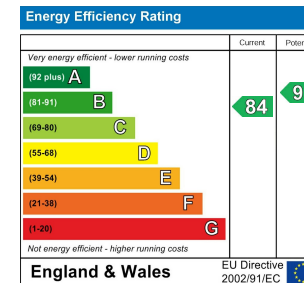
## Floor Plans



## 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.

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