MAYNARD ESTATES

21 John Digby Road, Coalville, LE67 2EL

£350,000

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Brief Description

Situated within a modern development on the edge of Hugglescote, this IMMACULATELY PRESENTED four bedroom detached home occupies a peaceful position, offering generous and versatile accommodation arranged over three floors. Beautifully maintained throughout, the property has been finished in a stylish, neutral décor, providing a superb canvas for its next owners to further personalise and make their own.

The ground floor opens into a welcoming entrance hall with a useful storage cupboard and convenient guest WC. To the front of the property is a spacious living room featuring a bay fronted window, fitted blinds, a feature mirrored wall and multimedia points. To the rear, the IMPRESSIVE OPEN PLAN KITCHEN/DINER is fitted with a range of contemporary white gloss wall and base units, stone effect worktops and integrated Bosch appliances, including a double oven, hob and extractor. There is additional space for a fridge/freezer and further appliances, while the dining area enjoys plenty of natural light from dual aspect windows and French doors opening directly onto the rear garden. A practical utility cupboard provides further storage together with space and plumbing for both a washing machine and tumble dryer.

The first floor offers THREE SPACIOUS BEDROOMS served by a stylish four piece family bathroom complete with a separate bath, walk in shower, wash hand basin, WC and heated towel rail. Occupying the entire second floor, the superb master bedroom benefits from fitted mirrored wardrobes and a CONTEMPORARY EN-SUITE SHOWER ROOM, creating a private retreat away from the remaining bedrooms.

Externally, the property boasts an attractive front garden, an enclosed low maintenance rear garden with lawn and patio areas, a driveway providing OFF ROAD PARKING FOR MULTIPLE VEHICLES, and a single garage with light and power. Combining spacious family accommodation, modern finishes and a DESIRABLE LOCATION, this is an outstanding home ideal for a wide range of buyers.

£350,000

ON THE GROUND FLOOR	
Entrance Hall	
WC	
Living Room	10'5" x 14'9" (3.19 x 4.52)
Kitchen Diner	20'0" x 13'3" (6.12 x 4.06)
ON THE FIRST FLOOR	
Landing	
Bedroom Two	12'1" x 7'11" (3.7 x 2.42)
Bedroom Three	11'10" x 8'4" (3.63 x 2.56)
Bedroom Four	7'3" x 10'2" (2.22 x 3.12)
Bathroom	8'8" x 8'2" (2.65 x 2.5)

ON THE SECOND FLOOR

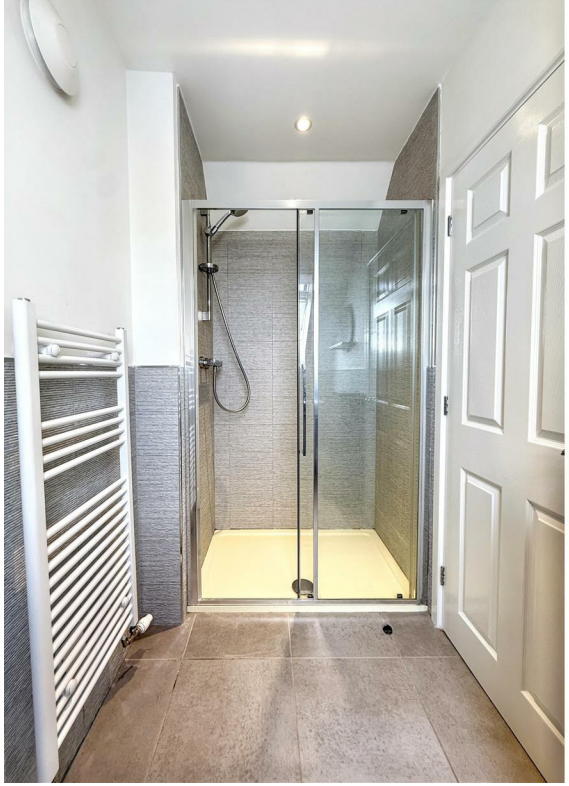
Master Bedroom	11'3" x 14'4" (3.45 x 4.39)
En-Suite	4'4" x 9'9" (1.34 x 2.98)

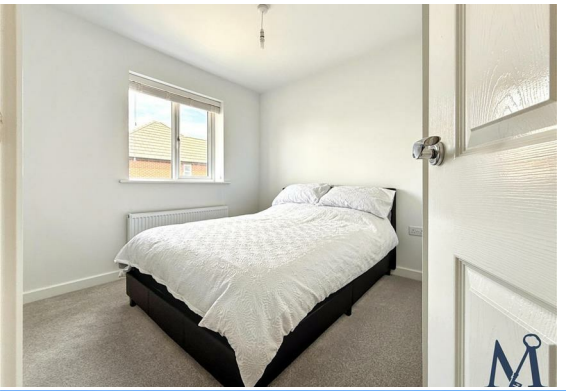
ON THE OUTSIDE

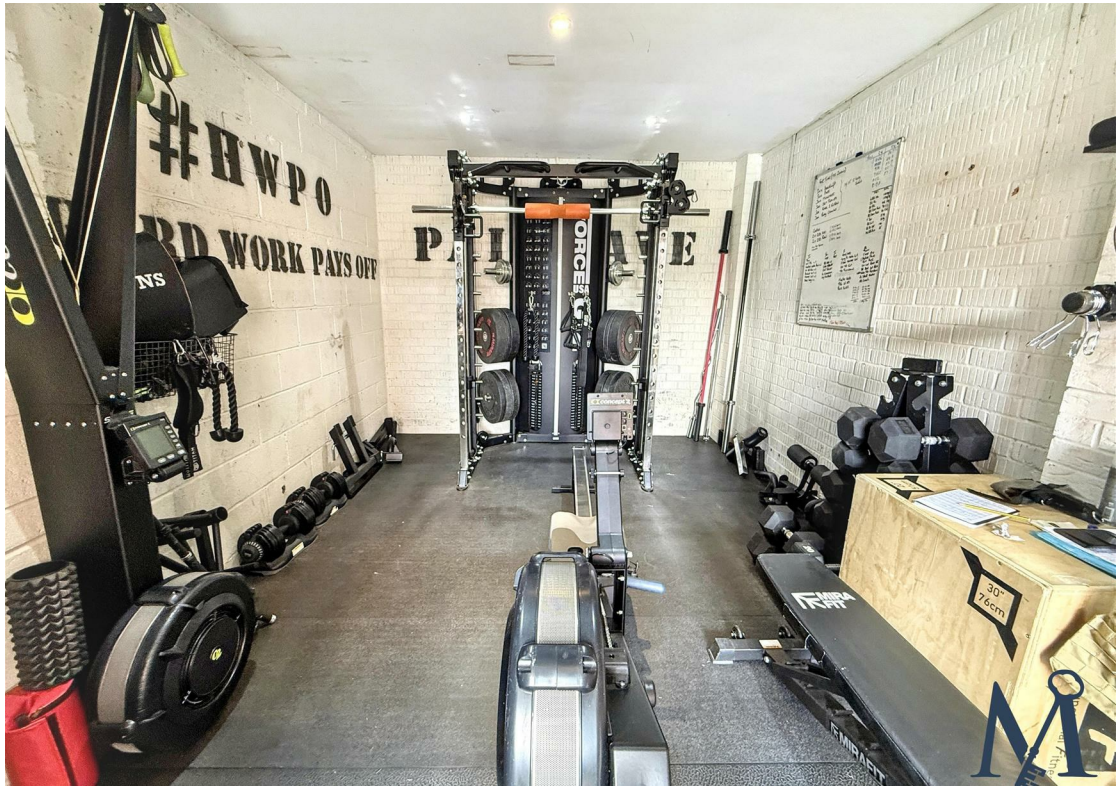
Front Garden	
Rear Garden	
Driveway	
Single Garage	10'5" x 19'5" (3.18 x 5.93)

Key Features

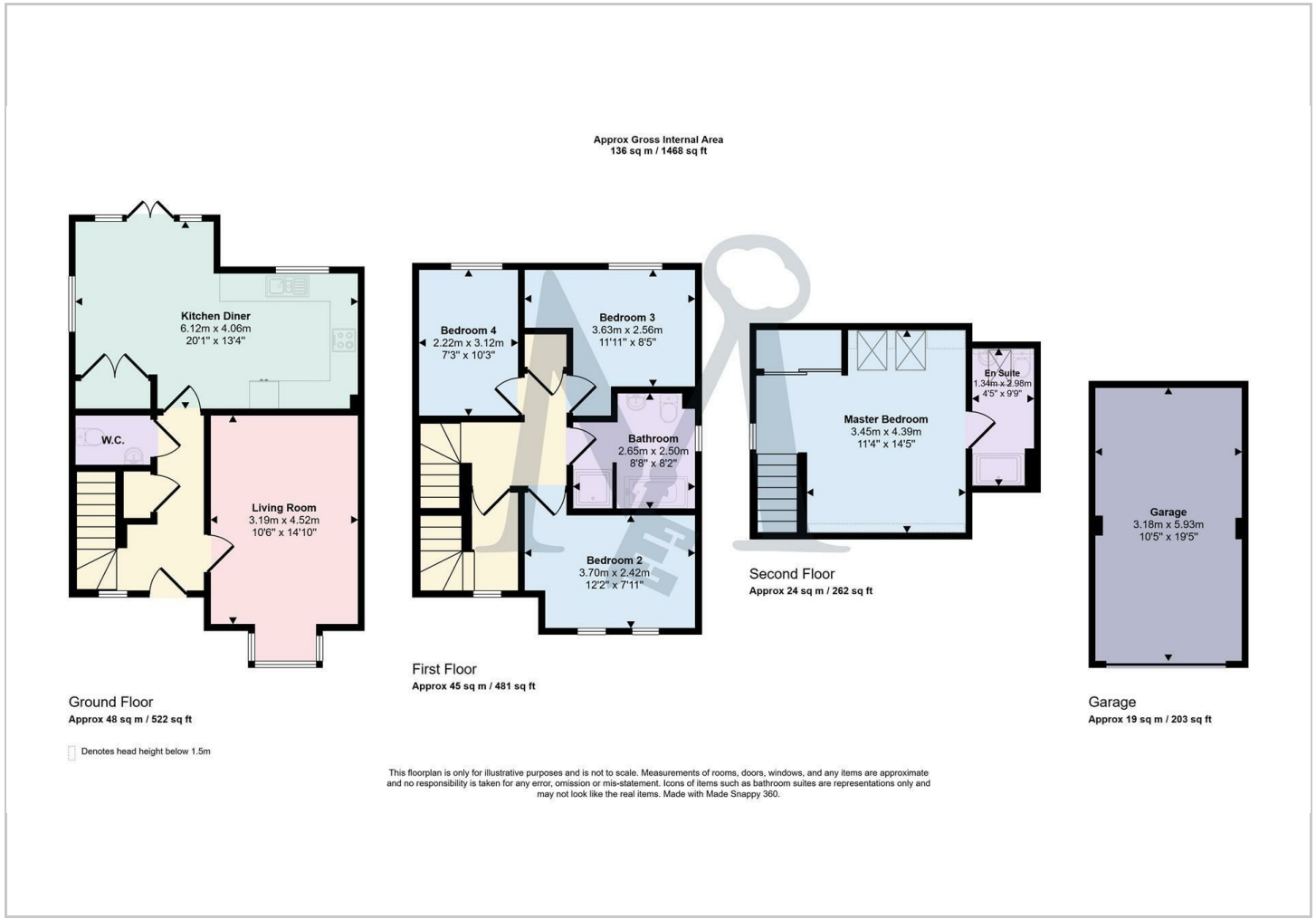
- Immaculately Presented
- Master Bedroom With En-Suite
- Modern Open Plan Kitchen/Diner
- Quiet Side Road Position
- No Upward Chain
- Spacious Accommodation
- Stylish Four Piece Family Bathroom
- Spacious Living Room
- Driveway & Single Garage
- Virtual Property Tour Available



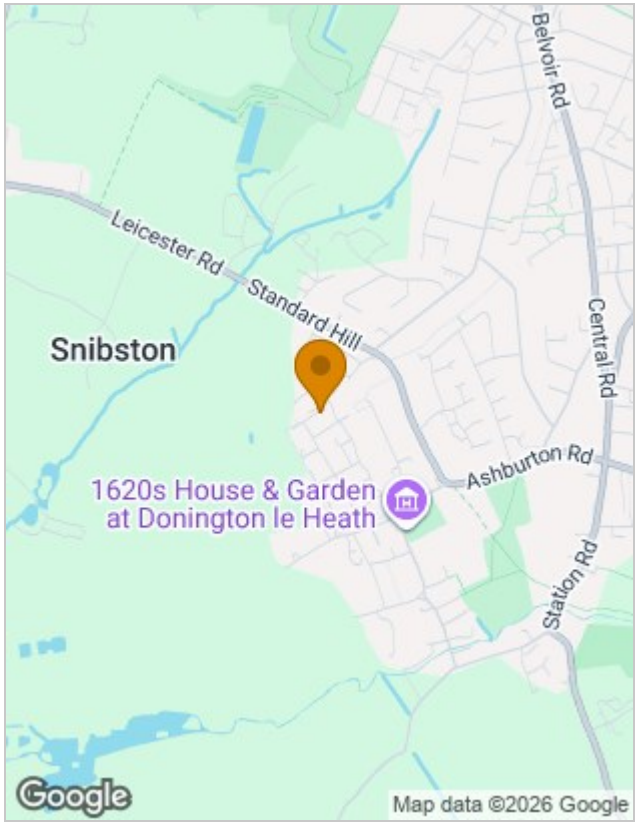



#HWPO
WORK PAYS OFF
ORCE
30"
76cm

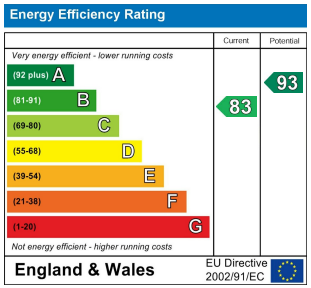
Floor Plans



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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