MAYNARD
ESTATES

1 Hodgetts Street

Hugglescote, LE67 2JH

£250,000

3 2 1 B

Brief Description

A BEAUTIFULLY PRESENTED three bedroom semi-detached home, built by Davidson Homes and occupying an attractive corner plot position. Improved by the current owners, this stylish and modern property offers spacious accommodation throughout and would make an ideal first-time purchase.

The accommodation begins with an entrance hall leading to a generous living room featuring a floor to ceiling front window, wood effect LVT flooring and a useful understairs storage cupboard. An inner lobby provides access to the ground floor WC before opening into the impressive dining kitchen.

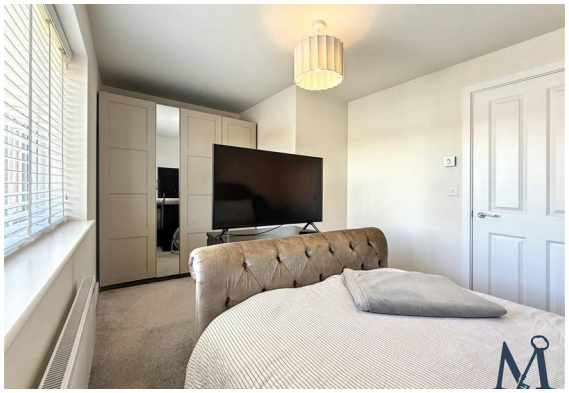
The OPEN PLAN KITCHEN DINER is fitted with a range of contemporary wall and base units and benefits from integrated AEG appliances including an oven, microwave and four ring gas hob with extractor hood. There is also space and plumbing for a washing machine, dishwasher and fridge freezer, together with French doors opening onto the rear garden, creating an IDEAL ENTERTAINING SPACE.

To the first floor are three well proportioned bedrooms and a stylish four piece family bathroom comprising a panelled bath, double walk in shower, wash hand basin and WC. The main bedroom enjoys pleasant views to the rear and benefits from fitted wardrobes.

Externally, the property has been thoughtfully landscaped to provide a WONDERFUL REAR GARDEN with paved and decked seating areas, gravelled sections and planted sleeper borders, all enclosed by fenced boundaries with side gated access. The garden enjoys plenty of sunshine throughout the day, making it the perfect space to relax and entertain.

To the front is a softly landscaped garden and a tarmac driveway providing off road PARKING FOR MULTIPLE VEHICLES.

This superb modern home combines stylish presentation with practical family living and early viewing is highly recommended. A virtual property tour is also available.



ON THE GROUND FLOOR

Entrance Hall
4'5" x 5'7" (1.35 x 1.71)

Living Room
11'8" x 14'6" (3.58 x 4.44)

WC

Kitchen Diner
15'1" x 8'10" (4.62 x 2.7)

ON THE FIRST FLOOR

Landing

Bedroom One
15'2" x 8'11" (4.64 x 2.72)

Bedroom Two
7'7" x 10'4" (2.33 x 3.15)

Bedroom Three
7'3" x 6'2" (2.22 x 1.88)

Bathroom
5'4" x 8'11" (1.64 x 2.74)

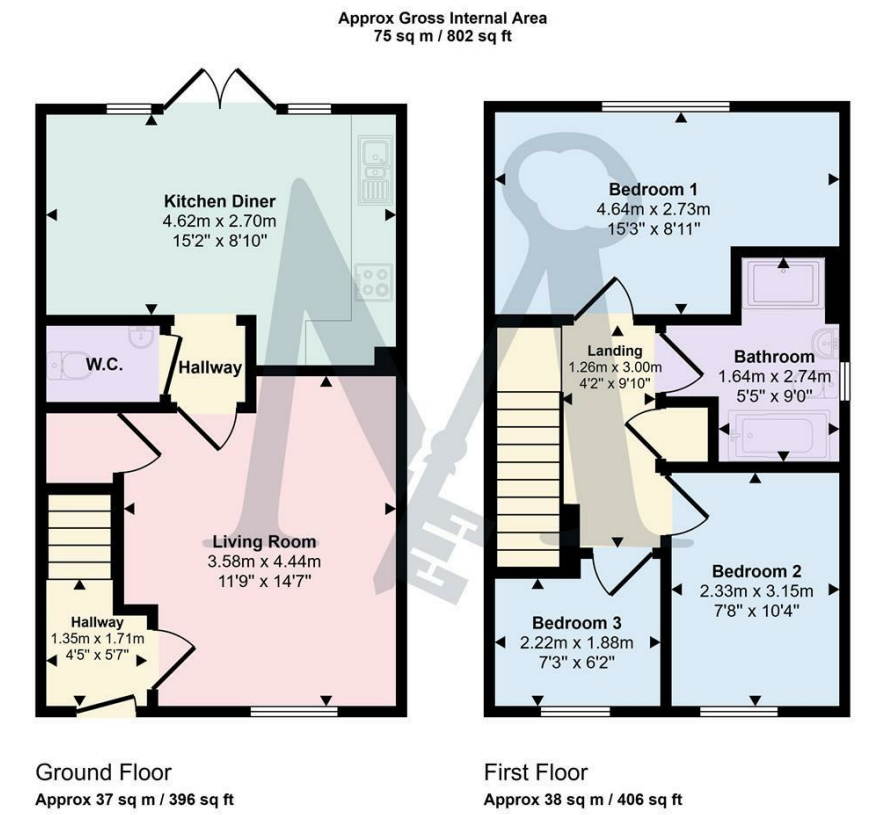
ON THE OUTSIDE

Front Garden

Rear Garden

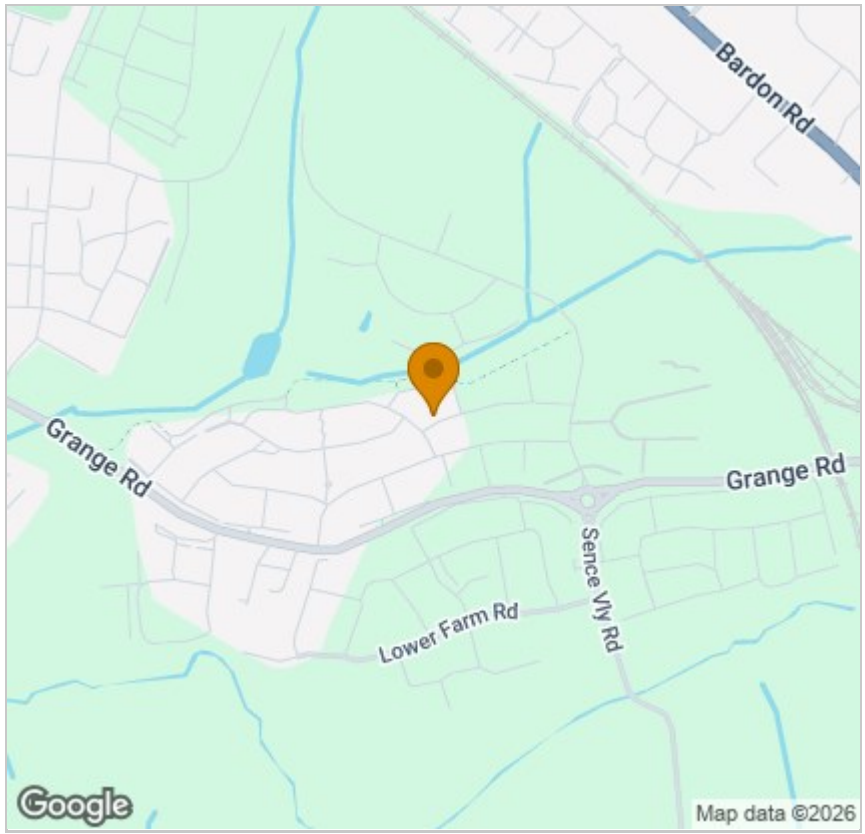
Driveway

Floor Plan

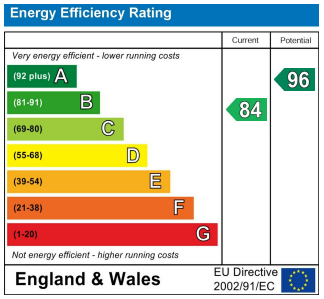


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency 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.

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