



35 Farmers Way, Coalville, LE67 2EG

£375,000





Brief Description

Positioned in the charming area of Farmers Way, Hugglescote, this EXQUISITE four-bedroom detached house, built in 2019 by Bloor Homes, offers a perfect blend of MODERN LIVING and ELEGANT DESIGN. Spanning an impressive 1,511 square feet, this property is presented in showhome condition, having undergone significant improvements by the current owners.

Upon entering, you are greeted by a welcoming entrance hall ADORNED with stylish grey LVT flooring, leading seamlessly into the open-plan living kitchen diner. The ground floor also features a convenient WC. The living room is a DELIGHTFUL SPACE, boasting a bay fronted window with fitted wooden shutter blinds, complemented by TASTEFUL wall paneling and a faux chimney with an inset electric living flame, creating a warm and inviting atmosphere.

The heart of the home is the open-plan LIVING KITCHEN DINER and separate utility room, designed for both functionality and sociability. The kitchen is equipped with modern grey gloss units and integrated appliances, including a fridge/freezer, dishwasher, and Bosch double oven and grill. The VAULTED CEILINGS, enhanced by Velux windows, allowing NATURAL LIGHT to flood the space. French doors with fitted Venetian blinds open onto the BEAUTIFULLY landscaped rear garden, which features a porcelain tile patio, a lush lawn, and raised stone planted beds, all within a secure fenced boundary.

Upstairs, you will find four GENEROUSLY sized double bedrooms, two of which benefit from stylish en-suites. The master bedroom is a true retreat, complete with AIR-CONDITIONING and built in wardrobes. The family bathroom is elegantly designed with a three-piece white suite, large bath, and modern finishes.

Externally, the property boasts a well-maintained front garden with a Laurel hedge, a double-width tarmac driveway providing AMPLE OFF-ROAD PARKING, and a single garage with electrical and integral access. This home is perfect for families seeking a contemporary lifestyle in a tranquil setting.

£375,000



ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room 11'5" x 18'10" (3.48m x 5.74m)

Kitchen Diner 18'3" x 10'0" (5.56m x 3.05m)

Open Plan Living Area 8'10" x 8'6" (2.69m x 2.59m)

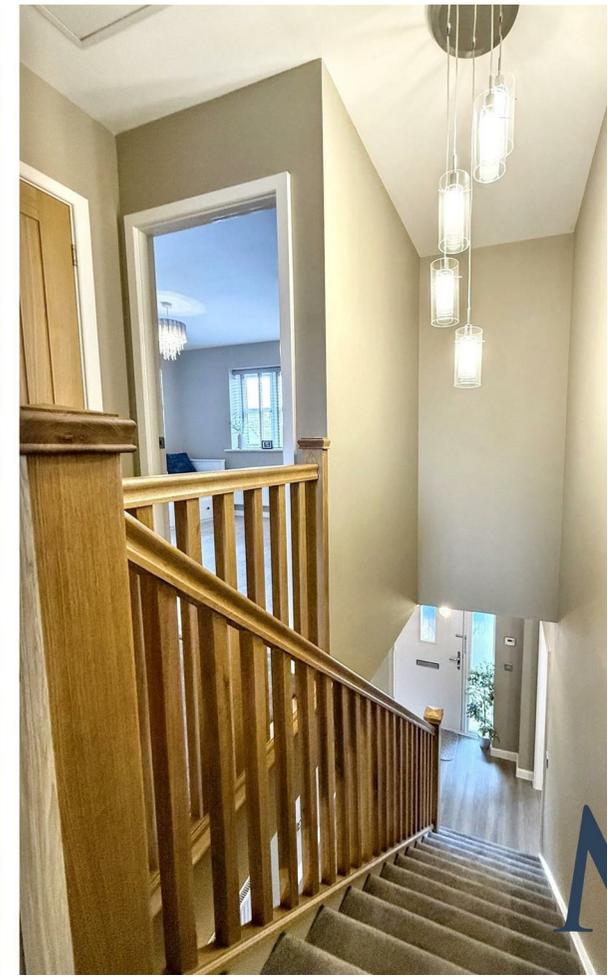
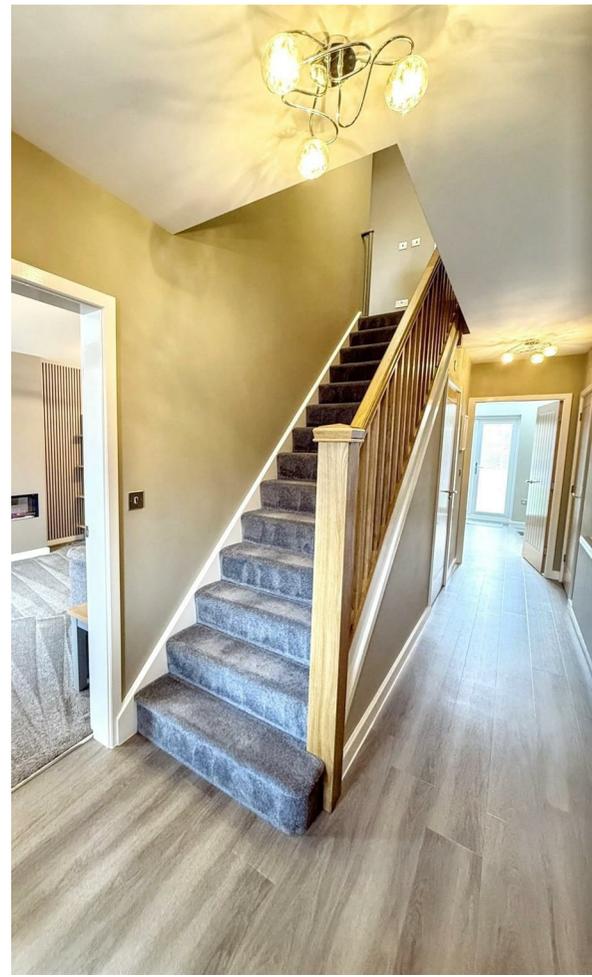
Utility Room 5'7" x 5'0" (1.70m x 1.52m)

ON THE FIRST FLOOR

Landing

Master Bedroom 11'3" x 9'10" (3.43m x 3.00m)

En-Suite 6'9" x 5'3" (2.06m x 1.60m)







Bedroom 2	9'3" x 9'11" (2.82m x 3.02m)
En-Suite	6'10" x 4'7" (2.08m x 1.40m)
Bedroom 3	9'5" x 11'3" (2.87m x 3.43m)
Bedroom 4	10'1" x 9'7" (3.07m x 2.92m)
Family Bathroom	7'6" x 6'3" (2.29m x 1.91m)

ON THE OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Garage	9'1" x 18'0" (2.77m x 5.49m)

Key Features

- Stunning Show Home Condition
- Spacious Bay Fronted Living Room
- Beautiful Landscaped Rear Garden
- Stylish Family Bathroom Suite
- Integrated Garage With Electric Door
- Two En Suite Shower Rooms
- Expansive Open Plan Living Kitchen Diner
- Extensive Living Accommodation
- Double Width Driveway
- Virtual Property Tour Available

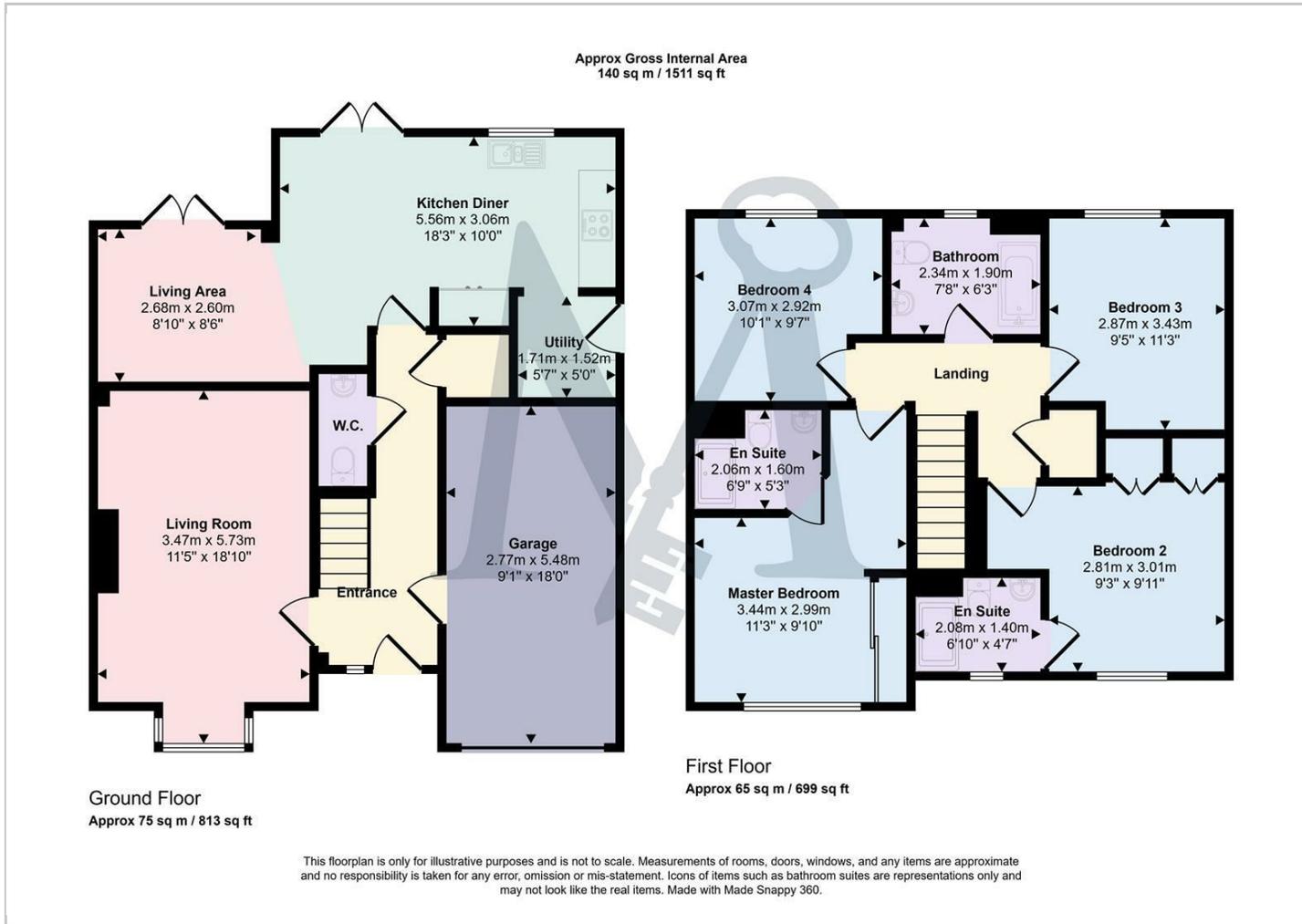








Floor Plans



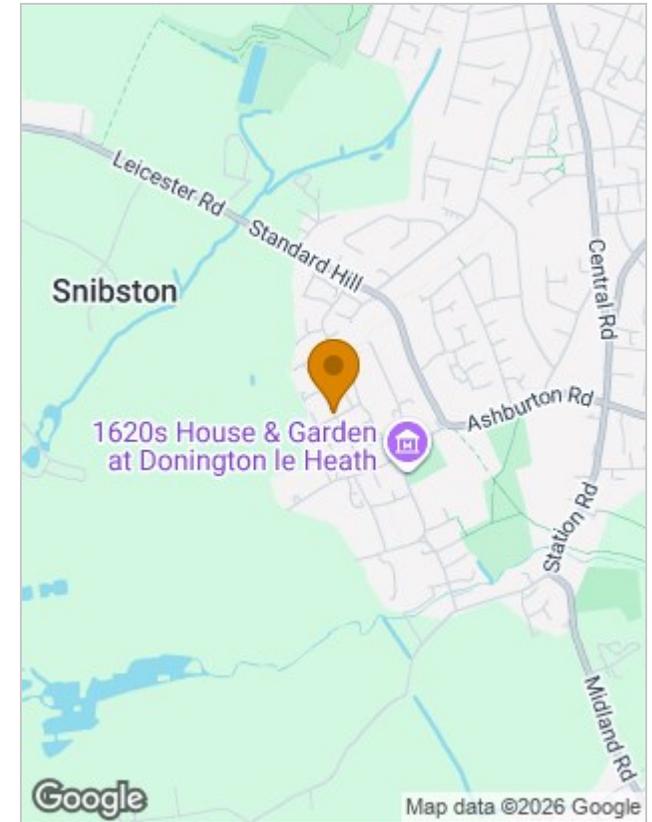
Viewing

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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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	