
MAYNARD
ESTATES
14 Hogarth Road
Whitwick, Coalville, LE67 5GF
Asking price £250,000
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# Brief Description

Situated in a pleasant residential road on the edge of Whitwick, this WELL PRESENTED three-bedroom semi-detached home occupies a GENEROUS PLOT and benefits from a substantial rear garden, summer house, ample driveway parking and a large single garage.

The ground floor offers a welcoming entrance hall leading into a SPACIOUS OPEN PLAN LIVING AND DINING ROOM, featuring an attractive fireplace with a gas log-effect stove, creating a cosy focal point. The modern kitchen diner is fitted with CONTEMPORARY HIGH GLOSS UNITS, an integrated double oven, four-ring hob, breakfast bar and space for an American-style fridge/freezer. Sliding patio doors provide direct access to the rear garden, making this an ideal space for everyday living and entertaining.

Further accommodation includes a versatile study/utility room, offering potential for home working alongside plumbing and space for a washing machine and tumble dryer. A separate ground-floor WC and useful understairs storage add to the practicality.

To the first floor are three well-proportioned bedrooms and a modern shower room comprising a spacious walk-in shower, wash basin with vanity storage and WC.

Outside, the IMPRESSIVE REAR GARDEN is a particular feature, with a patio area, steps leading to an extensive level lawn, established planting borders and mature trees, creating an attractive and private setting. The summer house benefits from light and power, offering excellent potential as a home office, hobby room or relaxing retreat.

To the front, a driveway provides PARKING FOR MULTIPLE VEHICLES and leads to a large single garage with light, power and side courtesy door. An additional attached brick-built store provides further useful storage.

The property is conveniently positioned close to surrounding woodland and local walking routes, making it an appealing choice for those who enjoy outdoor pursuits.

























ON THE GROUND FLOOR

Entrance Hall

Living Room
12'1" x 24'2" (3.7 x 7.37)

Kitchen Diner
8'1" x 16'4" (2.48 x 4.98)

Utility
9'0" x 8'3" (2.75 x 2.53)

WC

ON THE FIRST FLOOR

Landing

Bedroom One
11'3" x 12'1" (3.43 x 3.7)

Bedroom Two
11'0" x 10'3" (3.36 x 3.14)

Bedroom Three
7'6" x 8'8" (2.3 x 2.66)

Shower Room
7'4" x 5'4" (2.26 x 1.65)

ON THE OUTSIDE

Front Garden

Rear Garden

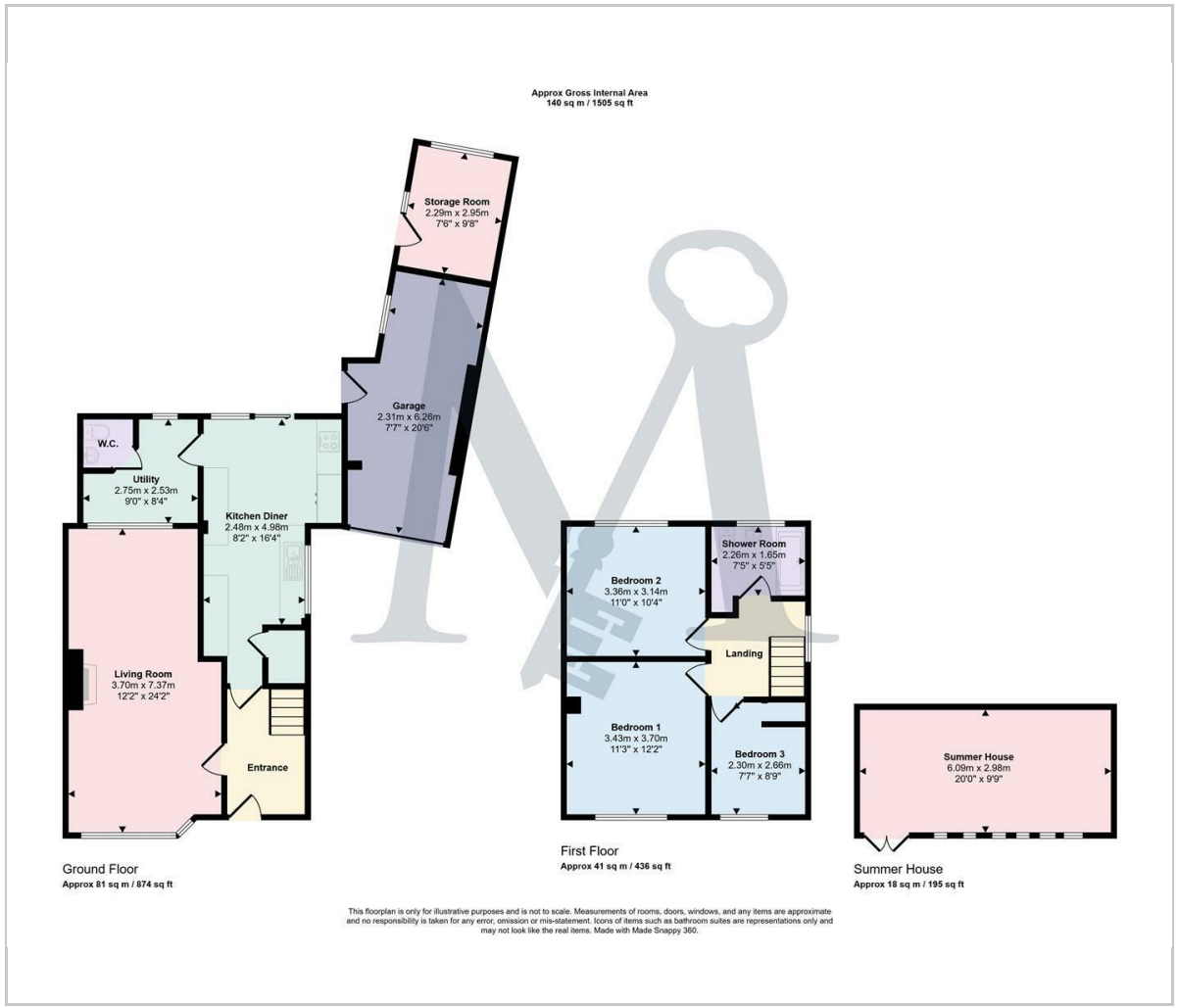
Driveway

Summer House
19'11" x 9'9" (6.09 x 2.98)

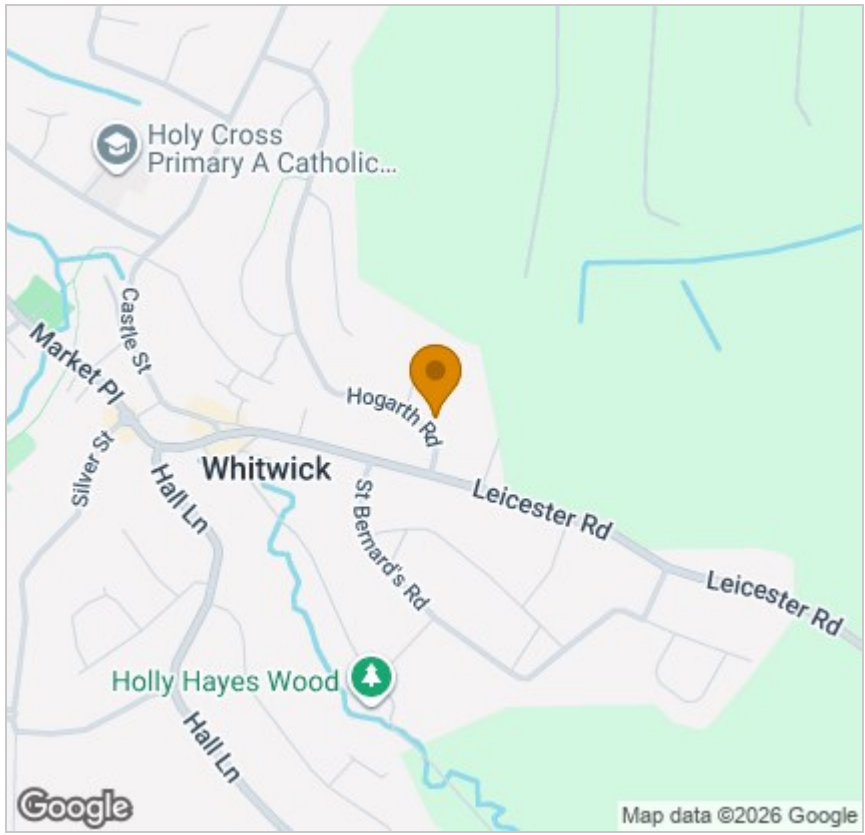
Garage
7'6" x 20'6" (2.31 x 6.26)

Storage Room
7'6" x 9'8" (2.29 x 2.95)

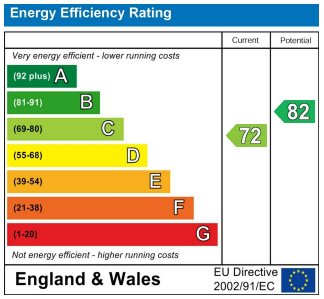
## Floor Plan




## 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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