

Holdings

A Modern Estate Agent



50 Frearson Road, Coalville, LE67 2DU

£250,000

A beautifully presented three-bedroom semi-detached home offering contemporary accommodation, a landscaped private garden and a double-width driveway in a quiet Hugglescote location. Featuring a superb kitchen dining room, utility room and principal bedroom with en-suite, this stylish home is ideal for modern family living.

Summary

Occupying a quiet position within a popular modern development in Hugglescote, this beautifully presented three-bedroom semi-detached home offers stylish, well-balanced accommodation perfectly suited to contemporary family living. Immaculately maintained throughout, the property combines thoughtfully designed interiors with an attractive landscaped garden and generous off-road parking.

The welcoming entrance hall sets the tone for the home, leading to a comfortable sitting room positioned at the front of the property, providing an inviting space to relax. To the rear, the impressive kitchen and dining room forms the heart of the home, fitted with a comprehensive range of contemporary cabinetry and integrated appliances, with French doors opening onto the rear garden to create an effortless connection between inside and out. A separate utility room offers additional practicality, while a guest cloakroom completes the ground floor.

The first floor comprises three well-proportioned bedrooms, including an excellent principal bedroom benefiting from fitted wardrobes and a stylish ensuite shower room. Two further bedrooms are served by a contemporary family bathroom, providing flexible accommodation for growing families, guests or those requiring a dedicated home office.

Outside, the landscaped rear garden has been designed for both relaxation and entertaining, offering an attractive and private outdoor space to enjoy throughout the year. To the front, a double-width driveway provides ample off-road parking.

Conveniently located for a wide range of local amenities, well-regarded schools and excellent transport connections, this exceptional home presents an outstanding opportunity to acquire a modern property finished to a high standard in one of Hugglescote's most sought-after residential locations.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered

incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

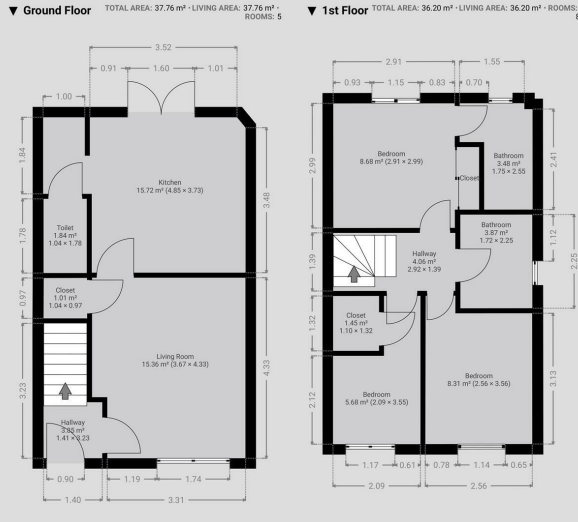
Holdes

LOCATION:
Frcarson Road

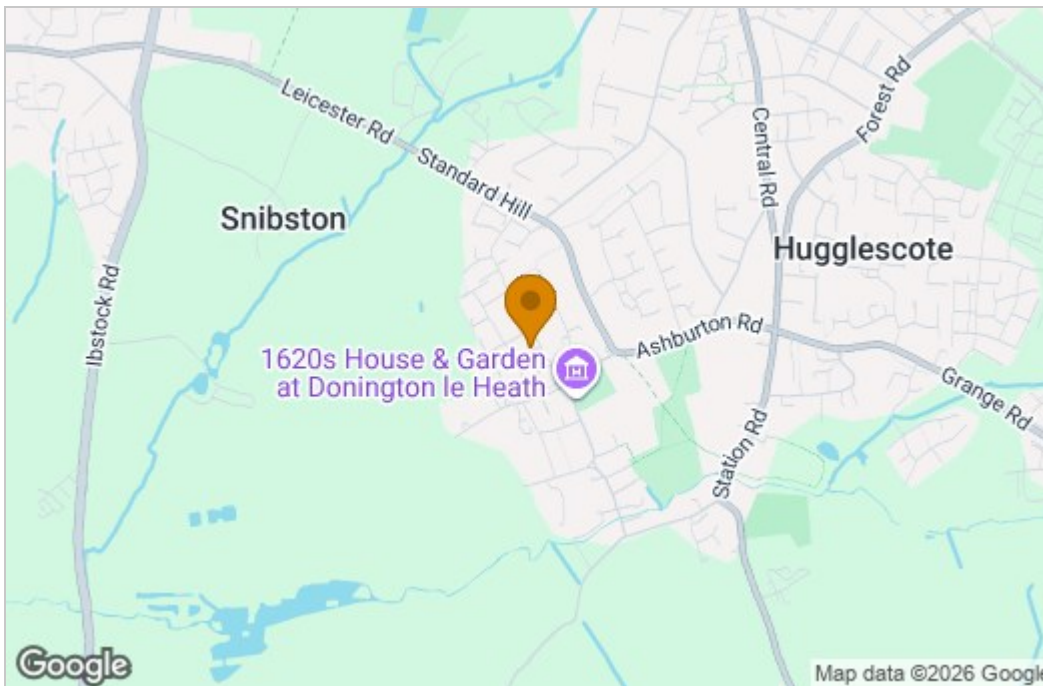
DETAILS
Total area: 73.96 m²
Living area: 73.96 m²
Floors: 2

FLOORPLAN

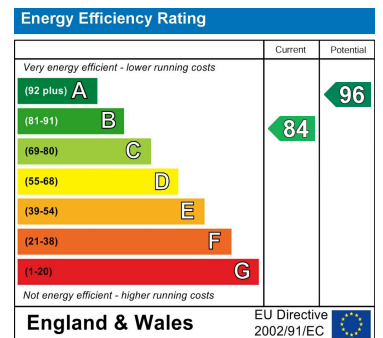
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Area Map



Energy Efficiency Graph



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