



5 Derrys Hollow, Coalville, LE67 1FT

£230,000

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Brief Description

Welcome to this charming house in the QUIET CORNER CUL-DE-SAC of Coalville's Ellistown Village. This semi-detached home is PERFECT FOR FAMILIES and FIRST-TIME BUYERS alike, offering a peaceful and comfortable lifestyle. The NEWLY FITTED MODERN KITCHEN features dove grey units, a stylish composite sink with a mixer tap, and an integrated double oven and four-ring gas hob. The wooden floors add a touch of elegance to the kitchen, which also has ample space for a dining table.

Upstairs, you'll find THREE WELL-PROPORTIONED BEDROOMS, two of three having recess space for freestanding wardrobes. The CONTEMPORARY FIRST-FLOOR BATHROOM and convenient GROUND FLOOR WC provide extra convenience and comfort for the whole family. The cosy and STYLISH LOUNGE is perfect for relaxation, with a large window providing ample natural light and FITTED SHUTTER BLINDS adding a touch of privacy.

Outside, the SOUTH-FACING REAR GARDEN boasts a lush lawn perfect for enjoying the sunshine and a space to relax. There is also a shed for additional storage, while the front garden provides a lovely entrance to the property along with DRIVEWAY PARKING, completing this wonderful home.

This house is ideally located, with a 4-minute commute of nearby Coalville town centre and EASY ACCESS TO THE A50 AND M1 MOTORWAY. The development also features a children's play area, adding to the family-friendly atmosphere.

Don't miss out on the opportunity to view this LOVELY HOME. Contact Maynard Estates to secure your private viewing.

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ON THE GROUND FLOOR

Entrance Hall

Living Room 12'1" x 12'0" (3.68m x 3.66m)

Kitchen Diner 12'1" x 10'6" (3.68m x 3.20m)

Rear Lobby

Ground Floor WC

ON THE FIRST FLOOR

Landing

Bedroom One 8'10" x 13'1" (2.69m x 3.99m)

Bedroom Two 8'11" x 9'6" (2.72m x 2.90m)



Bedroom Three

6'5" x 7'6" (1.96m x 2.29m)

Family Bathroom

6'5" x 6'0" (1.96m x 1.83m)

ON THE OUTSIDE

Rear Garden

Front Garden

Driveway

Key Features

- Beautifully Presented Home
- New Boiler Fitted 2019
- Quiet Cul-De-Sac Location
- Spacious Living Room
- Ideal First Time Buyer / Family Home
- Modern Recently Fitted Kitchen
- South Facing Rear Garden
- Contemporary Family Bathroom
- Drive Parking
- Virtual Property Tour Available

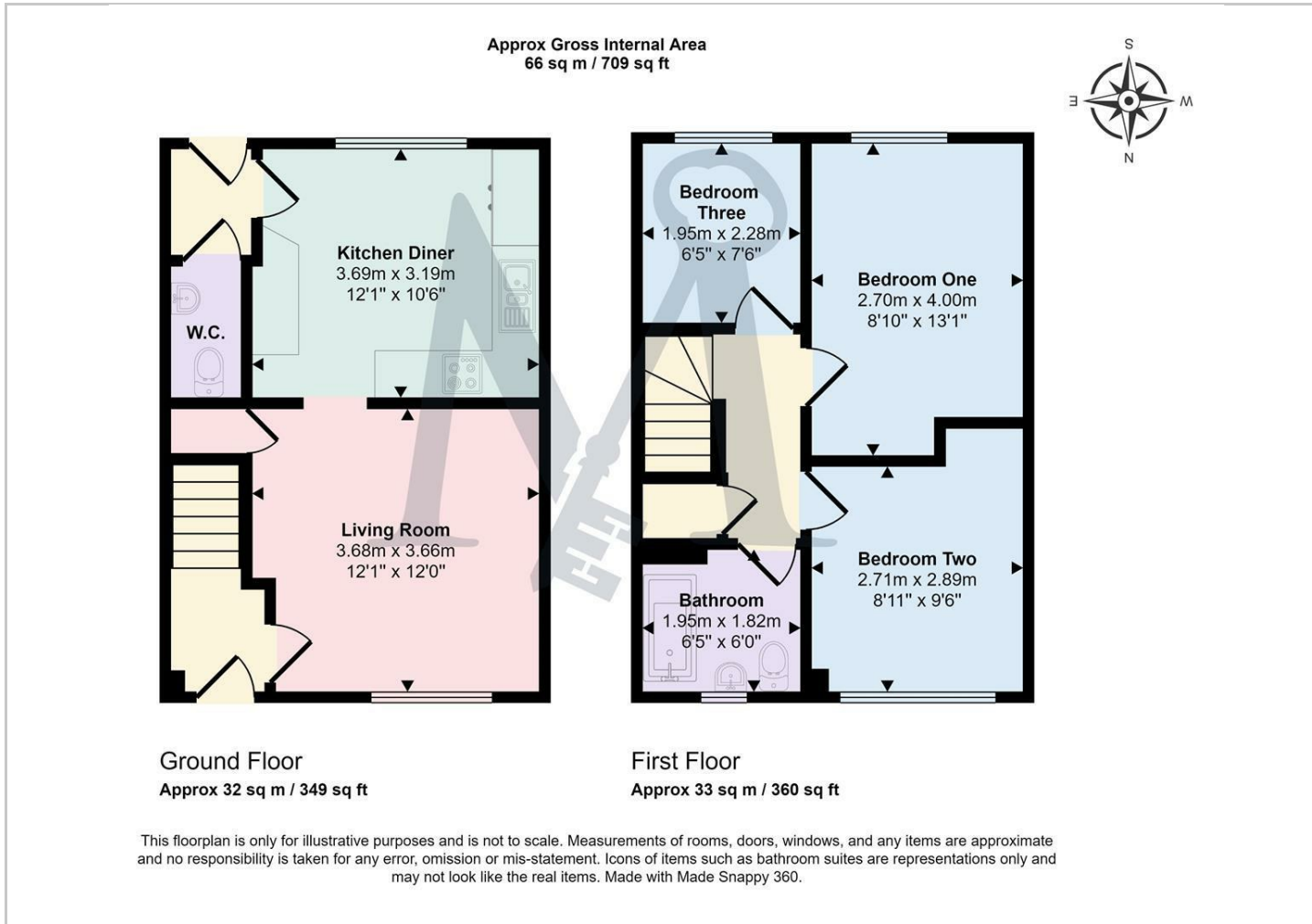




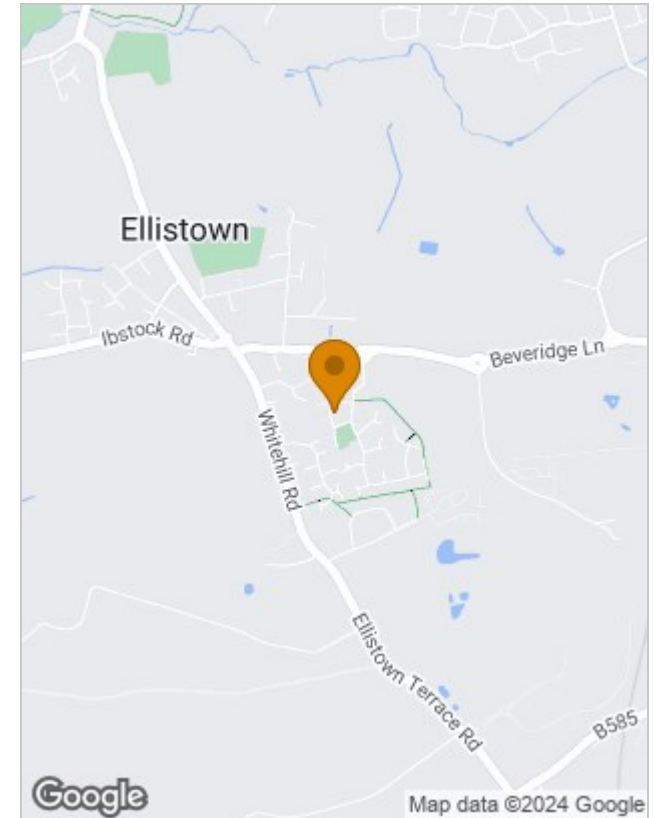




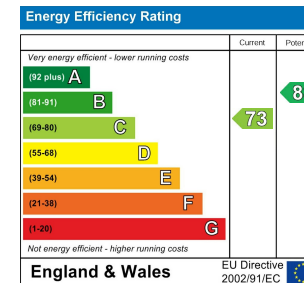
Floor Plans



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.