



206 Hermitage Road  
Whitwick, Coalville, LE67 5EH

£280,000

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## Brief Description

Introducing this RECENTLY REFURBISHED, spacious detached home located on the Coalville Whitwick border. With NO UPWARD CHAIN, this property offers a convenient and comfortable lifestyle, making it the perfect place to call home OCCUPYING A SUBSTANTIAL PLOT.

Inside, the house boasts an abundance of natural light and a seamless indoor-outdoor flow. The main living area features a stunning feature fireplace, creating a cozy atmosphere. Freshly decorated with new flooring throughout, this home is truly move-in ready.

The MODERN KITCHEN DINER is a true highlight, the dark finish adds a touch of elegance, while the herringbone style floor adds a unique touch. The dining area within the kitchen is perfect for entertaining guests whilst the 25FT LIVING ROOM seamlessly flows into the extended conservatory, creating a bright and airy space with a wonderful indoor-outdoor flow.

With 3 DOUBLE BEDROOMS and a NEWLY FITTED BATHROOM SUITE, complete with bath and shower over, WC and wash hand basin, this house provides plenty of space for a growing family.

The modern gas central heating system ensures year-round comfort, while the substantial rear plot offers privacy and STUNNING VIEWS OVER THE NEIGHBOURING FIELDS. The rear garden plot offers plenty of space for outdoor activities with its large patio and lawn allowing for outdoor relaxation. Plus, there is a gate that provides direct access to the fields behind, ideal for dog walkers. A driveway provides PARKING FOR SEVERAL VEHICLES.

Located just a minute's commute into the town, this property offers easy access to amenities such as the nearby retail park which offers many retail stores as well as Morrisons supermarket within walking distance. The nearby A50/M1 motorway allows for convenient travel, and there are plenty of pubs in the area for socializing.

Don't miss out on the opportunity to view this fantastic property. Contact Maynard Estates today to secure your private viewing.







## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room

11'0" x 25'3" (3.35m x 7.70m)

Kitchen Diner

9'0" x 16'3" (2.74m x 4.95m)

Conservatory

10'4" x 5'9" (3.15m x 1.75m)

## ON THE FIRST FLOOR

Landing

Bedroom One

10'10" x 14'0" (3.30m x 4.27m)

Bedroom Two

10'11" x 10'7" (3.33m x 3.23m)

Bedroom Three

9'0" x 8'11" (2.74m x 2.72m)

Family Bathroom

5'10" x 7'1" (1.78m x 2.16m)

## ON THE OUTSIDE

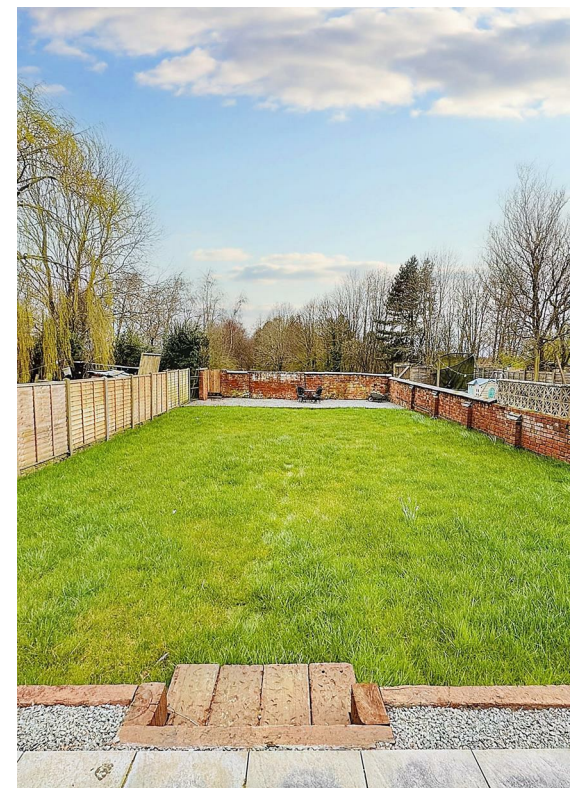
Rear Garden

Front Garden

Driveway

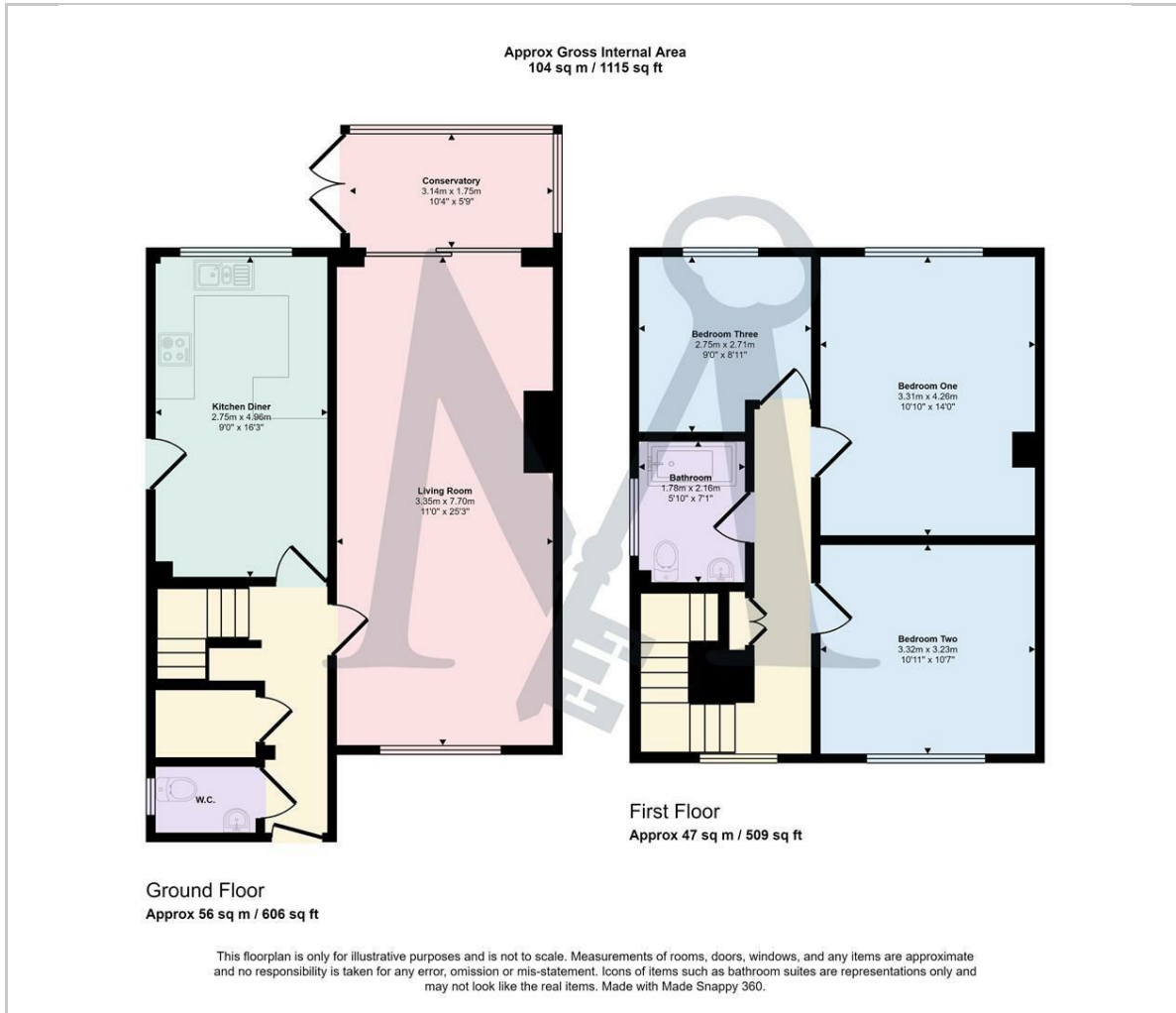








## Floor Plan



## 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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## Area Map



## Energy Efficiency Graph

