



308 Hall Lane  
Whitwick, Coalville, LE67 5PE

£270,000

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## Brief Description

Welcome to this charming house in the desirable WHITWICK VILLAGE. With its appealing large frontage and SOUTH FACING REAR GARDEN, offering SPACIOUS ACCOMMODATION this property is the ideal family home, providing ample room for everyone to enjoy with fantastic further scope.

The house features a welcoming entrance hall whilst the SPACIOUS LIVING ROOM is complete with a feature fireplace, adding warmth and character to the living space. An extended dining room adds to the VERSATILE ACCOMMODATION with access to the homes rear garden and being adjacent to both the lounge and kitchen, creating the ideal space for entertaining or relaxing.

The kitchen is a true highlight, with a tiled floor and a beautiful coloured design. Equipped with a RANGEMASTER DOUBLE OVEN AND GRILL, a 5-ring gas hob, an integrated fridge, dishwasher, and a ceramic sink with a drainer, this kitchen is a functional space and for added convenience, there is a handy SEPARATE UTILITY ROOM.

There are three WELL-PROPORTIONED BEDROOMS and a large family bathroom, ensuring comfort and privacy for all.

Outside, the property features a delightful garden, perfect for enjoying the outdoors. The south-facing sunlit rear garden is a tranquil retreat, while the SUBSTANTIAL DRIVEWAY parking ensures convenience for multiple vehicles. The front garden adds curb appeal to this already picturesque home, with its well-maintained landscaped garden, complete with a patio, lawn, and planted borders.

The location of this property is unbeatable, with a quick 2-minute commute into town and nearby retail park. Nearby, you'll find bars like The Rock Bar & Café and The Lady Jane, perfect for enjoying a night out and quick bite. Families will appreciate the proximity to Broom Leys Primary School, ensuring a short journey for the little ones.

Don't miss your chance to see this wonderful property which offers FANTASTIC FURTHER POTENTIAL.





## ON THE GROUND FLOOR

Entrance Hall

Living Room

12'0" x 16'0" (3.66m x 4.88m)

Dining Room

9'11" x 17'9" (3.02m x 5.41m)

Kitchen

7'8" x 10'8" (2.34m x 3.25m)

Utility Room

8'1" x 7'0" (2.46m x 2.13m)

## ON THE FIRST FLOOR

Landing

Bedroom One

12'2" x 12'1" (3.71m x 3.68m)

Bedroom Two

10'7" x 11'5" (3.23m x 3.48m)

Bedroom Three

7'6" x 8'1" (2.29m x 2.46m)

Family Bathroom

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

## ON THE OUTSIDE

Rear Garden

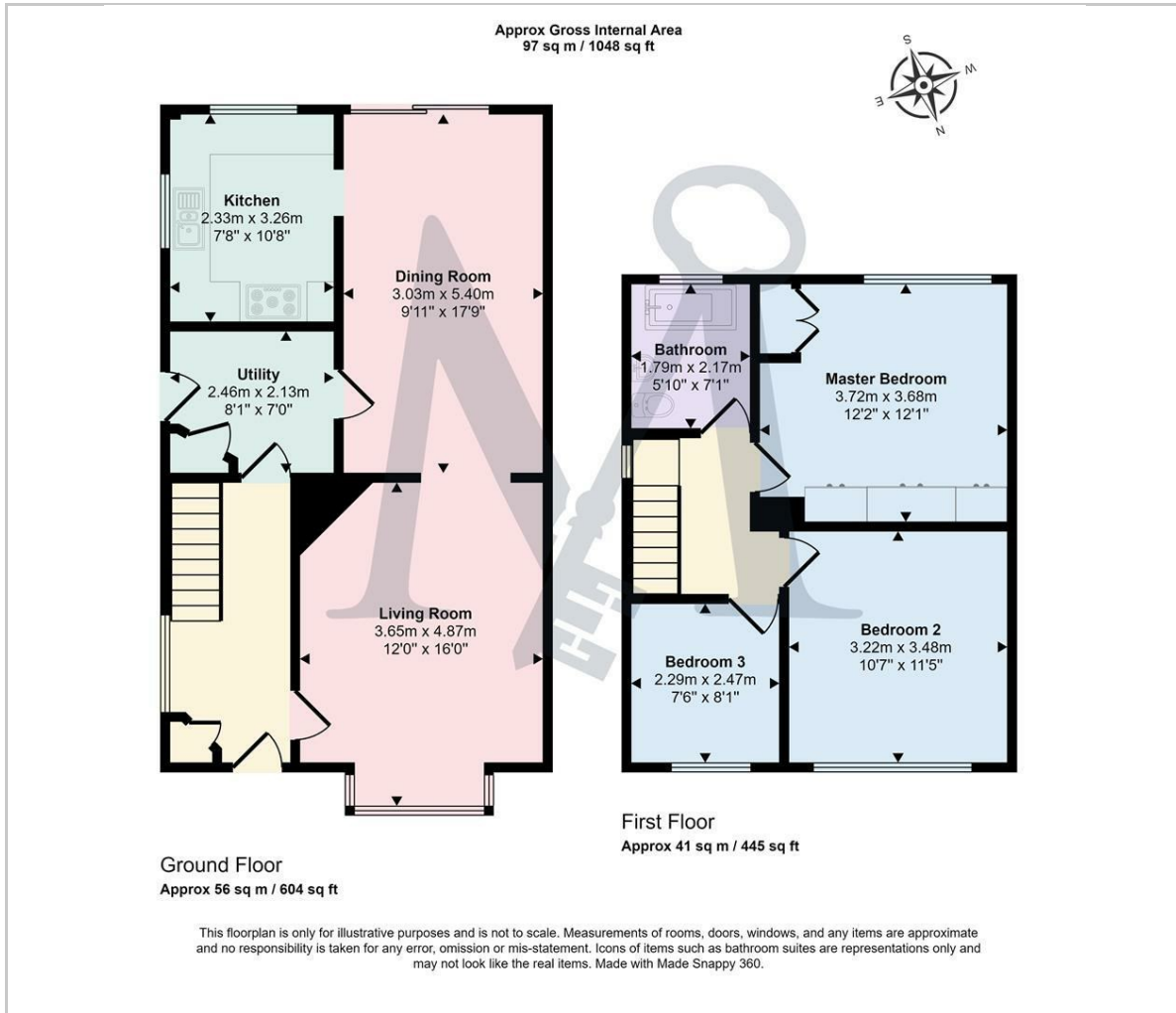
Front Garden

Driveway





## Floor Plan



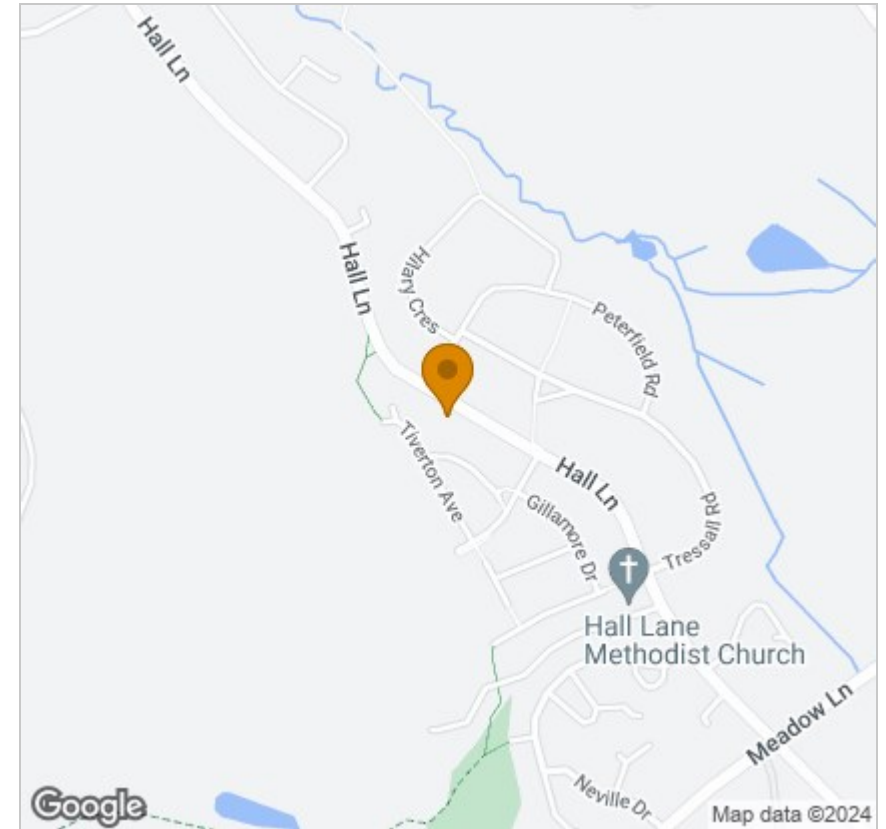
## Viewing

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

