



41 St. Georges Hill, Coalville, LE67 8QW

£260,000









# Brief Description

Welcome to this charming freehold house located in the PICTURESQUE SWANNINGTON VILLAGE. With STUNNING COUNTRYSIDE VIEWS and plenty of countryside walks nearby, this READY-TO-MOVE-INTO HOME offers the perfect blend of tranquility and modern living.

Inside, you'll be greeted by an abundance of natural light that fills the spacious rooms. The living area features QUALITY OAK FLOORING with a cozy FIREPLACE HOUSING A MULTI-FUEL BURNING STOVE, creating a warm and inviting atmosphere. Spread over 1100sqm, this contemporary accommodation boasts a MODERN WORCESTER BOILER UNDER WARRANTY, ensuring efficiency and peace of mind.

The two DOUBLE BEDROOMS offer wooden floors and elevated views of the green fields. The CONTEMPORARY BATHROOM is complete with a shower over the bath, WC, and wash hand basin, providing beautiful accommodation for relaxation.

The MODERN FITTED KITCHEN is a chef's dream, with its tiled floor and feature wall. It offers ample space for an American fridge freezer and features a RANGEMASTER STYLE DOUBLE OVEN, grill, and gas hob. The composite one and a half bowl sink with a mixer tap and integrated dishwasher add both style and convenience. The kitchen flows seamlessly into the EXTENDED DINING ROOM, which overlooks the homes large rear garden. The ground floor also includes a convenient WC AND UTILITY AREA.

Outside, you'll find a LARGE SUNLIT REAR GARDEN, perfect for outdoor entertaining and relaxation. The property also includes an EXTERNAL HOME OFFICE with electrics, lighting, heating, and hard-wired internet, providing the ideal space for remote work or hobbies. DRIVE PARKING FOR SEVERAL VEHICLES ensures convenience for you and your guests.

The location of this property is truly unbeatable. Nearby pubs such as The George Coleorton and New Inn offer a great place to socialize, and both Ashby and Coalville Town centres are EASILY ACCESSIBLE for all your shopping needs. Plus, with easy access to the A50/M1 and A42/M4/M6 road links, commuting is easy.

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## ON THE GROUND FLOOR

Entrance Hall	
Living Room	14'10" x 11'8" (4.52m x 3.56m)
Kitchen	17'10" x 8'10" (5.44m x 2.69m)
Dining Room	11'5" x 9'3" (3.48m x 2.82m)
Utility / WC	

## ON THE FIRST FLOOR

Landing	
Bedroom One	17'11" x 9'11" (5.46m x 3.02m)
Bedroom Two	9'3" x 10'9" (2.82m x 3.28m)
Family Bathroom	8'5" x 7'11" (2.57m x 2.41m)





ON THE OUTSIDE

Rear Garden

Home Office 17'11" x 10'11" (5.46m x 3.33m)

Driveway

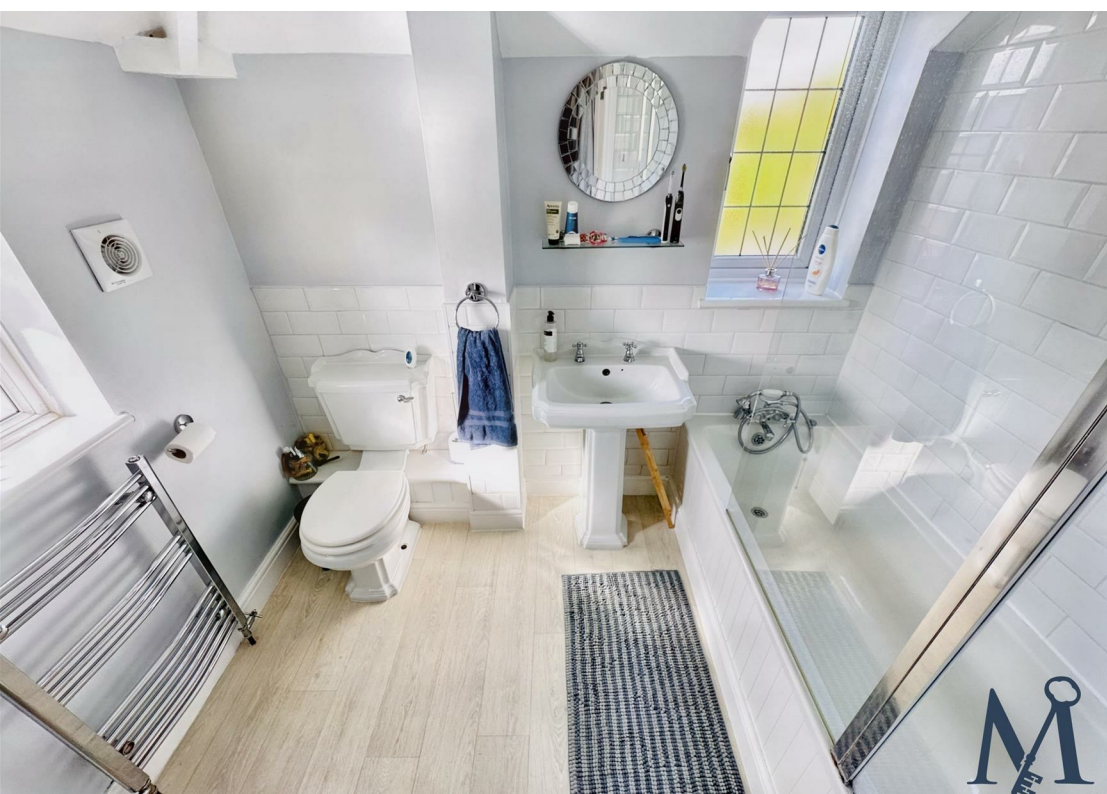


## Key Features

- A Beautifully Presented Home
- Substantial Driveway
- Two Double Bedrooms
- Modern Fitted Kitchen
- Separated Dining/Family Room
- Large West Facing Rear Garden Plot
- 17' External Home Office
- Contemporary Family Bathroom
- Living Room With Feature Log Burner
- Virtual Property Tour Available









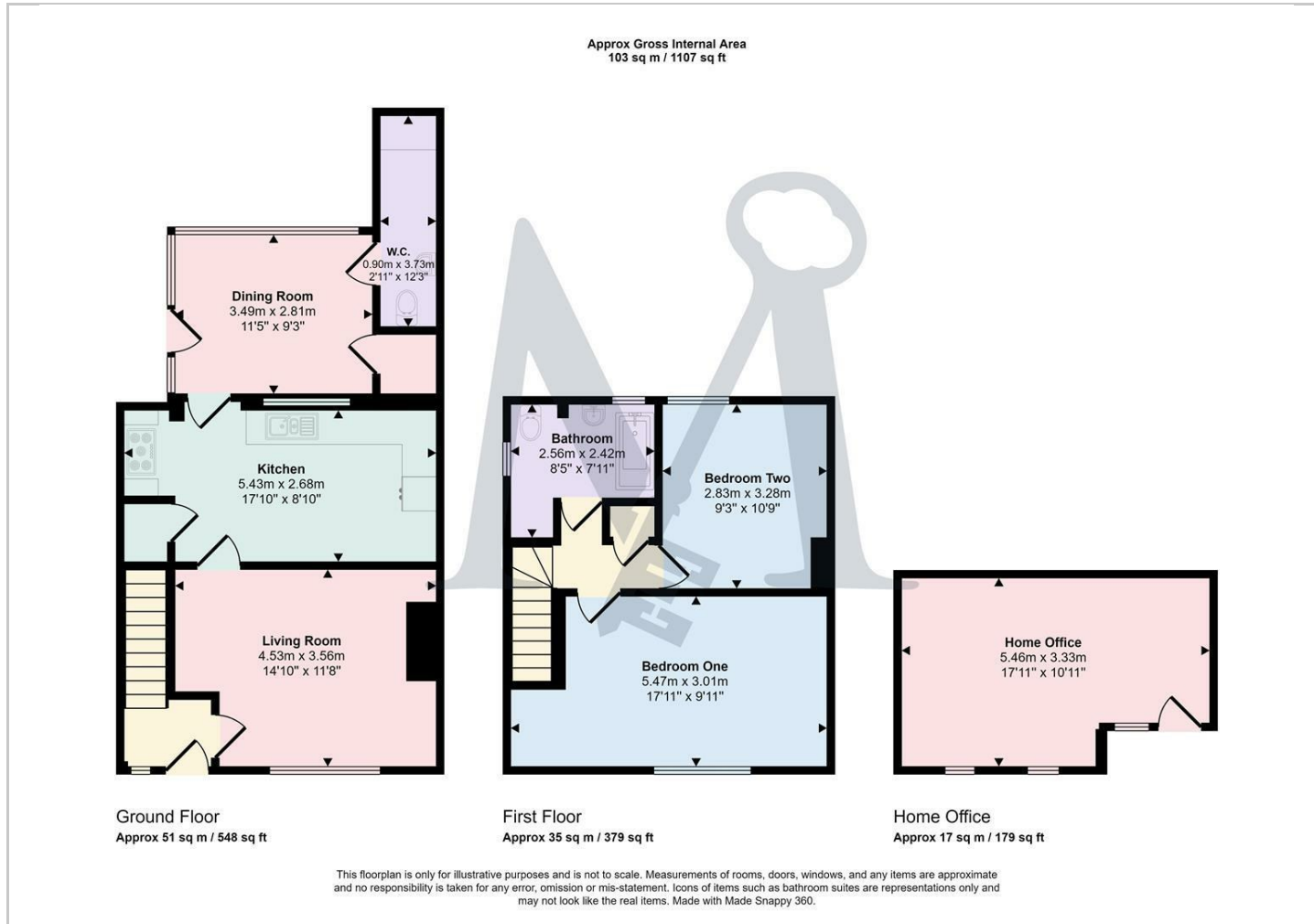




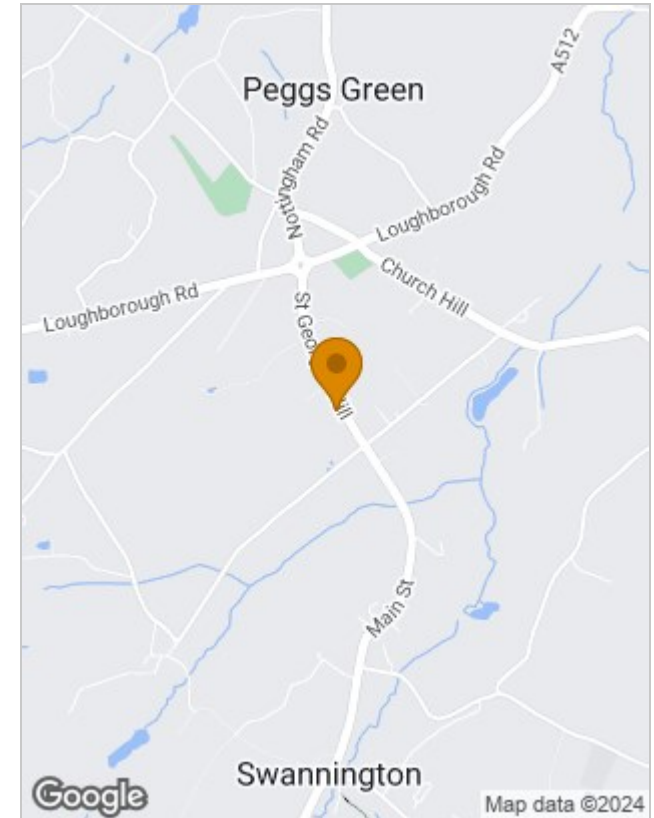




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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.