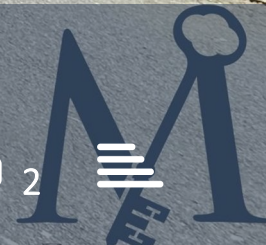




178 Leicester Road  
Whitwick, Coalville, LE67 5GL

£210,000



## Brief Description

Welcome to Leicester Road, Whitwick, Coalville - a charming semi-detached house that boasts TWO RECEPTION ROOMS, three bedrooms, and offers an ALL-ROUND WELL-MAINTAINED FAMILY HOME. This property offers a comfortable OPEN PLAN LIVING SPACE, perfect for a growing family or those who enjoy entertaining guests.

One of the standout features of this property is the SOUTH-FACING REAR GARDEN, ideal for enjoying sunny afternoons and al fresco dining. With DRIVEWAY PARKING available for multiple vehicles with the potential option to create or further parking to the rear, convenience is at the forefront of this home,

Whilst the property currently boasts a MODERN KITCHEN AND FIRST FLOOR SHOWER ROOM, the property offers FURTHER SCOPE TO ENHANCE AND IMPROVE, allowing you to put your personal touch on the space and truly make it your own. Whether you're looking to add your style to the interior or create a beautiful outdoor oasis, the possibilities are endless.

The house is equipped with DOUBLE-GLAZED WINDOWS AND A MODERN GAS CENTRAL HEATING SYSTEM, ensuring warmth and energy efficiency throughout the year. The absence of an upward chain provides a smooth transition for potential buyers, making the process of acquiring this lovely home even more appealing.

Don't miss out on the opportunity to own this delightful property in a sought-after village location.





## ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room

13'2" x 10'5" (4.01m x 3.18m)

Dining Room

12'4" x 10'5" (3.76m x 3.18m)

Kitchen

12'9" x 5'5" (3.89m x 1.65m)

## ON THE FIRST FLOOR

Landing

Bedroom One

13'7" x 10'5" (4.14m x 3.18m)

Bedroom Two

12'5" x 10'5" (3.78m x 3.18m)

Bedroom Three

6'6" x 5'7" (1.98m x 1.70m)

Family Shower Room

## ON THE OUTSIDE

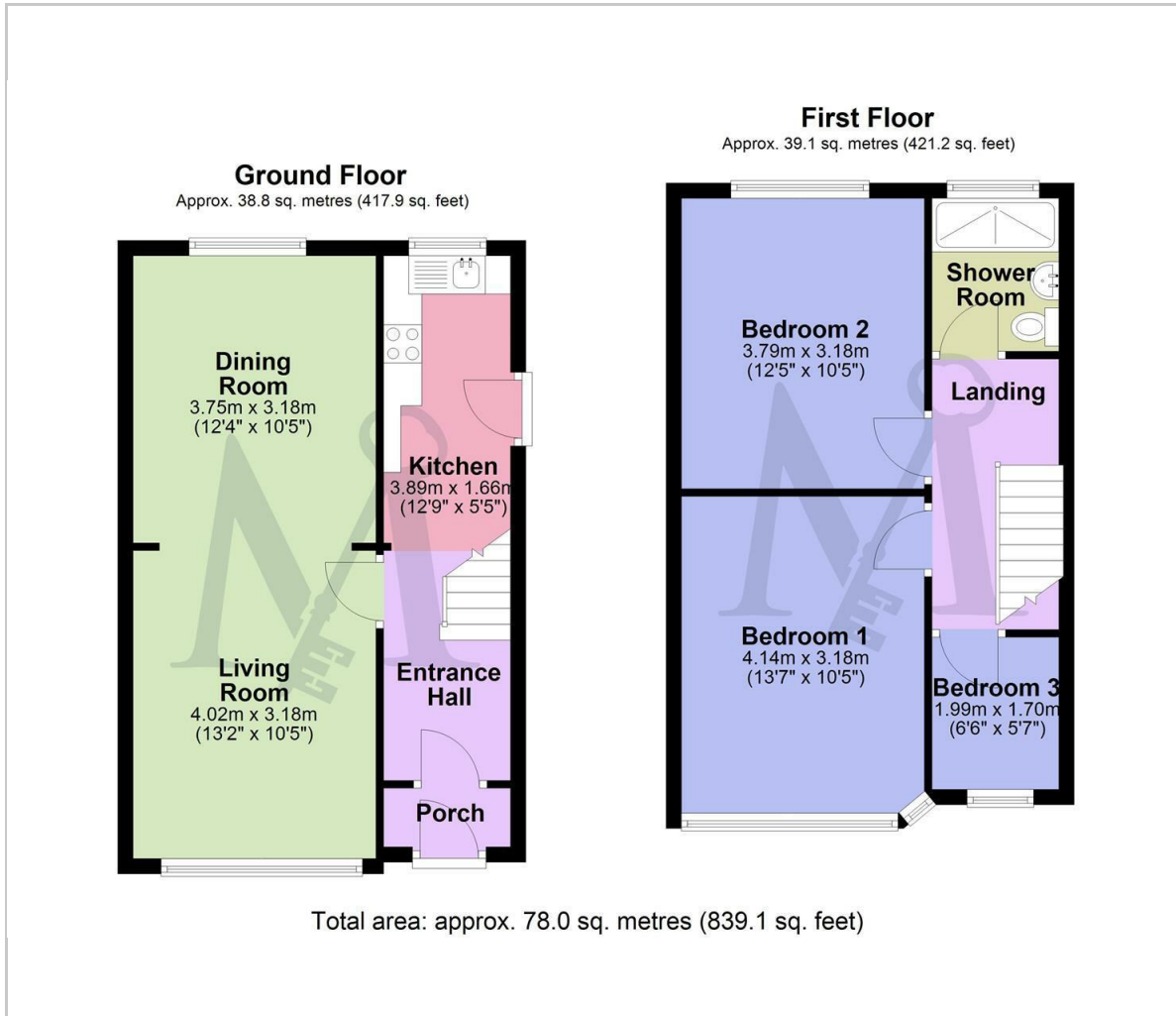
Rear Garden

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

