



16 Grasmere
Coalville, LE67 4SH

£325,000



Brief Description

Offered with NO UPWARD CHAIN, this property provides fantastic scope for alteration and improvement. Boasting two reception rooms and three bedrooms, this property offers a comfortable living space perfect for families or those looking to downsize. Situated at the end of a tranquil cul-de-sac just off the popular Abbots Oak estate on the edge of Coalville.

The modern bathroom has a contemporary white 4-piece suite including an oval bath and a convenient corner shower unit. The contemporary design is further enhanced by the vanity wash basin, additional storage, and stylish tiled finish.

The kitchen boasts a range of modern wall and base units, along with appliances including an integrated fridge freezer, stainless steel sink, double oven, and four-ring gas hob. Adjacent to the kitchen, you'll find a convenient and substantial utility room with additional storage space and provisions for a washing machine and dishwasher. The utility room leads to a garage and additional access to the conservatory where you can unwind and enjoy the views of the outdoors.

To the rear of the property, you are greeted by a delightful L-shaped living dining area. The dining area flows into the conservatory, creating a bright and airy atmosphere. French doors also open from the lounge area, allowing for easy access to the outdoor space.

Towards the front of the property is an inner hallway, leading to 3 good sized bedrooms.

Step outside to discover the beautifully landscaped wrap-around gardens that encompass the front, side, and back of the property. The gardens feature lush lawns, well-tended planted borders, a garden shed, and raised patios. The driveway offers parking for multiple vehicles, ensuring convenience for you and your guests.

Don't miss out on the chance to own a property with such potential.





ON THE INSIDE

Entrance Hall
8'5 x 8'7 (2.57m x 2.62m)

4-Piece Family Bathroom
8 x 7'9 (2.44m x 2.36m)

Living Room Diner
21'4 x 19'6 (6.50m x 5.94m)

Conservatory
12'2 x 10'5 (3.71m x 3.18m)

Kitchen
14 x 16 (4.27m x 4.88m)

Utility Room
11'7 x 13'1 (3.53m x 3.99m)

Inner Hallway

Bedroom 1
13 x 10'11 (3.96m x 3.33m)

Bedroom 2
11'9 x 11 (3.58m x 3.35m)

Bedroom 3
9'11 x 7'4 (3.02m x 2.24m)

ON THE OUTSIDE

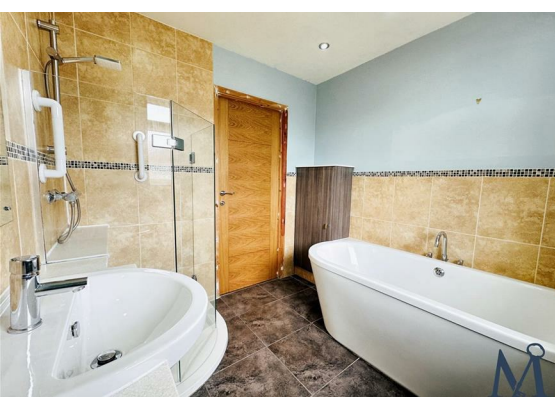
Front Garden

Side Garden

Rear Garden

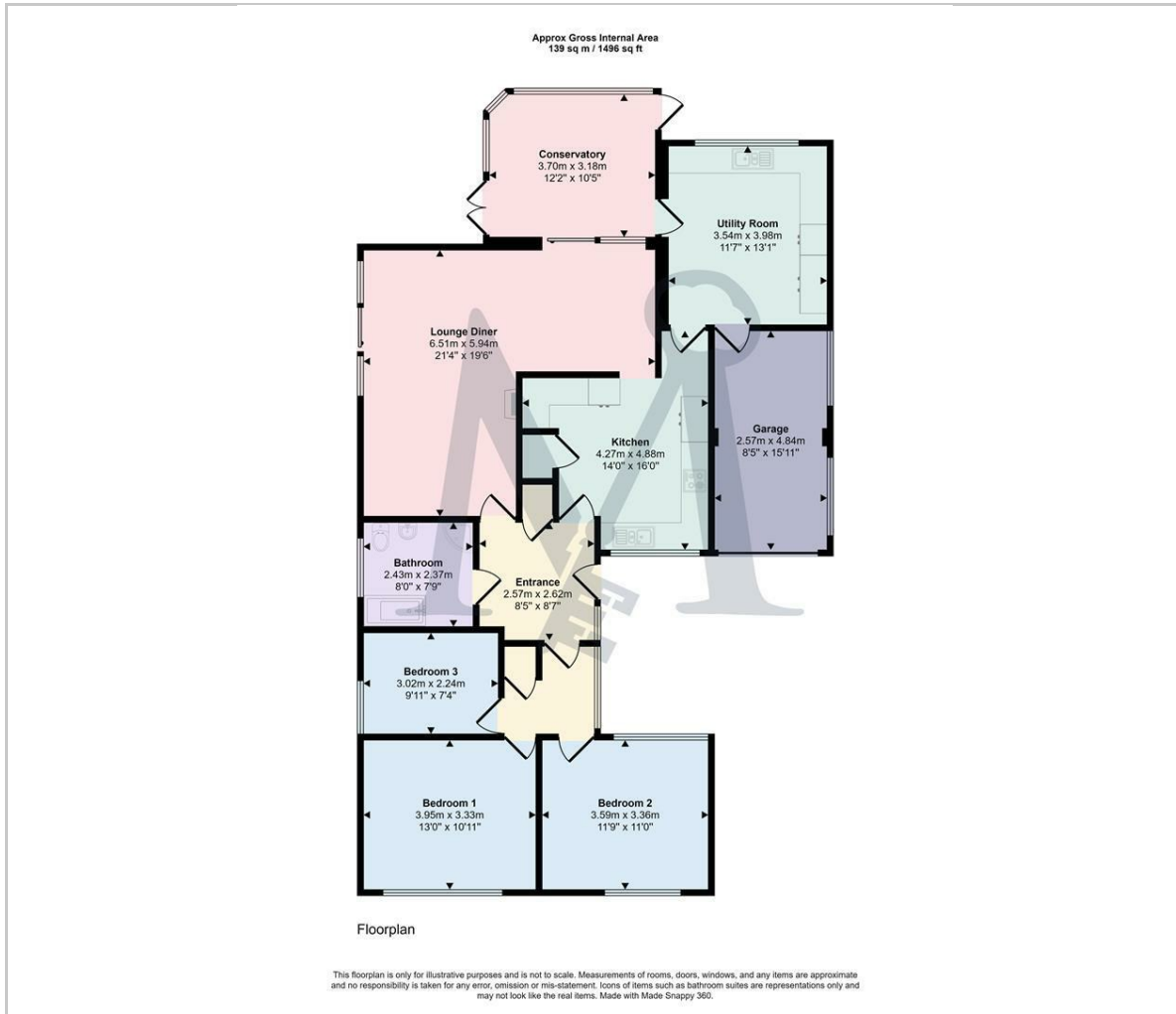
Driveway

Single Garage
8'5 x 15'11 (2.57m x 4.85m)





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

