



MAYNARD
ESTATES



32 Brooks Lane, Coalville, LE67 5DE

Offers over £220,000





Brief Description

IDEAL FIRST TIME BUYER HOME in the popular village of Whitwick. This MODERN semi-detached THREE BEDROOM house is a gem waiting to be discovered.

Upon entering, you are greeted by an inviting entrance hall leading to a DOWNSTAIRS TOILET with plumbing for a washing machine, making laundry days a breeze. Also off the entrance hall is the SPACIOUS OPEN PLAN LIVING ROOM, KITCHEN AND DINING AREA. The sleek kitchen, with its dove grey units and composite sink, is a culinary delight, complete with a free-standing double oven and grill with access to the rear garden. The adjacent dining space offers a cozy breakfast bar for casual dining and space for a full dining set, perfect for entertaining guests or enjoying family meals.

Upstairs, THREE WELL-PROPORTIONED BEDROOMS, each offering comfort and style. Bedrooms 1 and 2 feature fitted blinds, adding a touch of elegance to the rooms. The modern shower room is a sanctuary of relaxation, featuring a corner 3-piece suite and tiled walls.

Stepping outside, the REAR GARDEN beckons with a paved patio, a lush lawned area, and a gravel seating spot, perfect for al fresco dining or simply unwinding in the fresh air. The extension to the tarmac driveway provides additional parking options, while the wrought iron gated access to the rear garden enhances privacy and security.

The front of the house is a well-maintained lawn and brick wall frame the property, offering a picturesque setting. There is a decent TARMAC DRIVE, accessible through DOUBLE IRON GATES which provides AMPLES PARKING space for multiple vehicles, ensuring convenience for residents and guests alike.

With DOUBLE GLAZING and GAS CENTRAL HEATING throughout, whether you are a first-time buyer looking to step onto the property ladder or a discerning individual seeking a move-in ready home, this property ticks all the boxes. Don't miss the opportunity to make this charming house your own and experience the joys of living in a well-maintained and inviting space.

Offers over £220,000



ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room 10'9 x 12'2 (3.28m x 3.71m)

Dining Room 10'11 x 12'10 (3.33m x 3.91m)

Kitchen 5'11 x 7'6 (1.80m x 2.29m)

ON THE FIRST FLOOR

Landing

Bedroom 1 11'1 x 11'4 (3.38m x 3.45m)

Bedroom 2 9'9 x 10'8 (2.97m x 3.25m)

Bedroom 3 7'3 x 7'7 (2.21m x 2.31m)



Family Shower Room

6'0 x 6'3 (1.83m x 1.91m)

ON THE OUTSIDE

Rear Garden

Front Garden

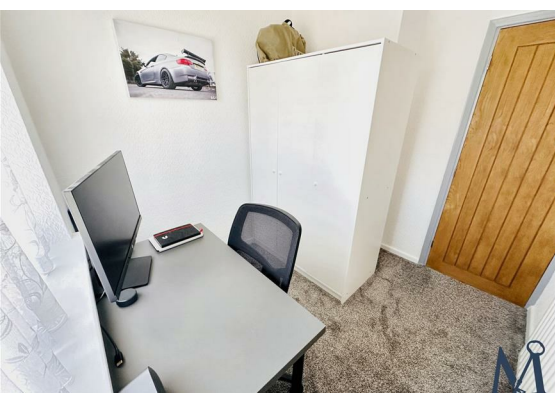
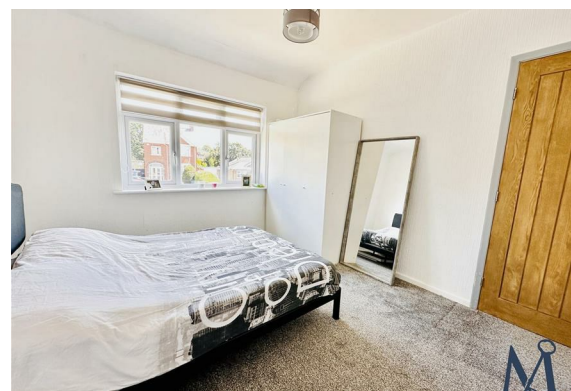
Driveway

Key Features

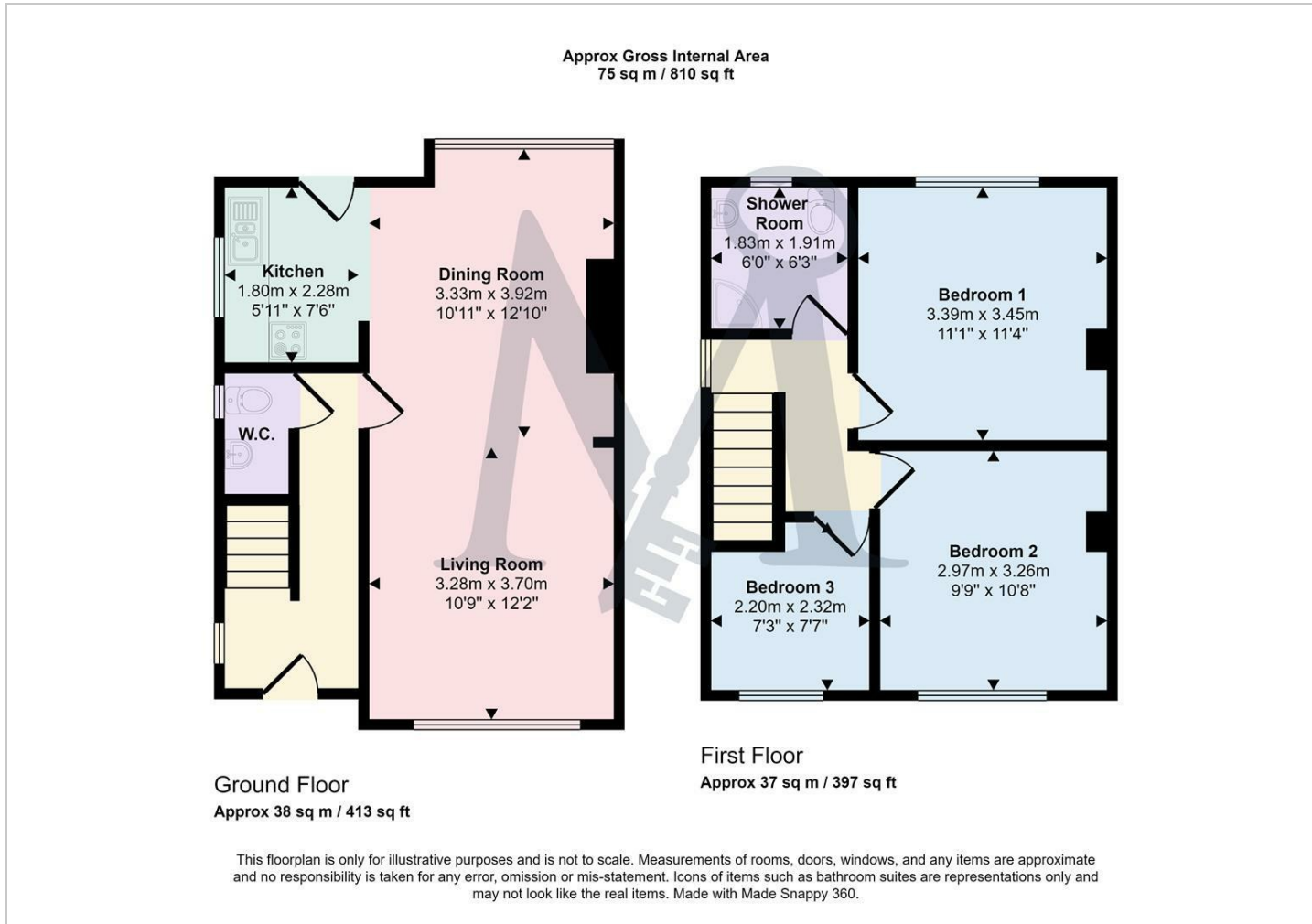
- Beautifully Presented Home
- Modern Kitchen
- Open Plan Living Accommodation
- Popular Whitwick Village Location
- Ready To Move Into Condition
- Ideal First Time Buyer Property
- Contemporary Shower Room
- Double Glazed & Gas Central Heated
- Well Presented Gardens
- Virtual Property Tour Available







Floor Plans



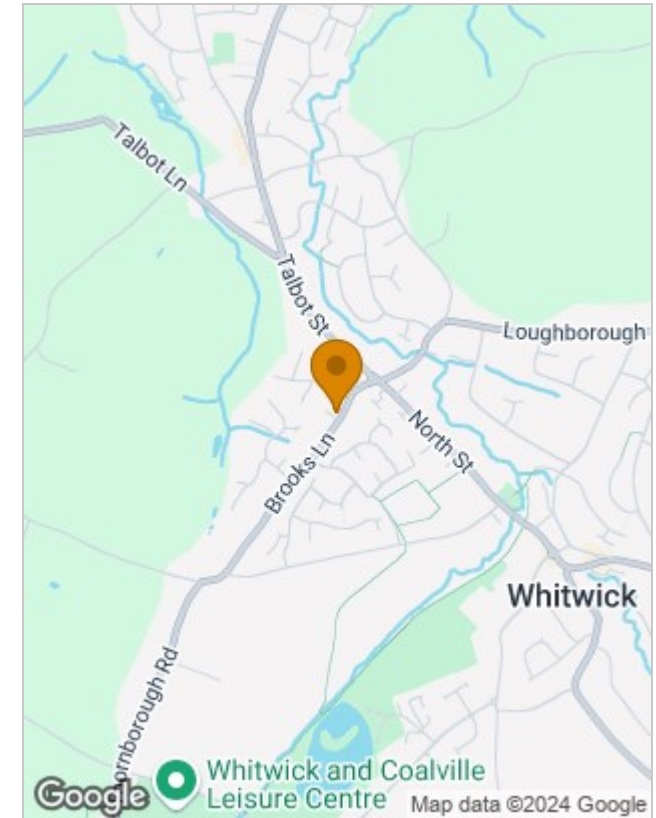
Viewing

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.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Location Map



Energy Performance Graph

