



MAYNARD
ESTATES



27 St. Saviours Road, Coalville, LE67 3DF

£325,000





Brief Description

This BEAUTIFUL DETACHED BUNGALOW, located in the central Coalville area, offers MODERN AND BEAUTIFULLY PRESENTED ACCOMMODATION. Spread circa 1400 sqft, this freehold property is ready to move into with EXTENSIVE VERSATILE LIVING SPACES FLOODED WITH NATURAL LIGHT. Recently replaced double glazing ensures energy efficiency while the NEW BOILER comes with a 10-YEAR WARRANTY for peace of mind.

The wooden floors and quality flooring throughout the property create a warm and inviting atmosphere. With 3 DOUBLE BEDROOMS AND 2 MODERN SHOWER ROOMS, there is plenty of space for the whole family and the perfect property to “downsize” to. The MODERN FITTED KITCHEN with parquet style flooring that adds a touch of elegance whilst being equipped with integrated appliances including an oven, induction hob, and extractor hood. The ADJACENT DINING ROOM is a further beautifully presented space with French doors which access the homes rear garden. The SPACIOUS LIVING ROOM is the perfect place to relax and features a cozy gas fire measuring more than 18 feet.

Outside, the LARGE SUNLIT REAR GARDEN is perfect for relaxing or entertaining. With patios and artificial lawn, the garden is easily maintained and provides a beautiful backdrop. The 21' SINGLE GARAGE has light and power supply as well as space for appliances. A GATED IN AND OUT DRIVEWAY offers secure off-road PARKING FOR SEVERAL VEHICLES.

This home is IDEALLY LOCATED, with the nearest park, Snibston Colliery Park, just a short stroll away. When it comes to dining options, you will be spoiled for choice with nearby restaurants such as Miso Hungry, Cinnamon Central, and Imge Restaurant with the town centre which is just a short distance away, offering a variety of shops, cafes, and open spaces. Major road links are also easily accessible.

Don't miss out on this fantastic opportunity. Contact Maynard Estates today to secure your private viewing.

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ON THE INSIDE

Entrance Hall

Living Room 18'9" x 11'3" (5.72m x 3.43m)

Kitchen 10'4" x 12'0" (3.15m x 3.66m)

Dining Room 9'7" x 15'8" (2.92m x 4.78m)

Shower Room #1 8'11" x 5'10" (2.72m x 1.78m)

Shower Room #2 6'2" x 5'7" (1.88m x 1.70m)

Bedroom One 12'4" x 15'3" (3.76m x 4.65m)

Bedroom Two 10'0" x 15'2" (3.05m x 4.62m)



Bedroom Three

9'5" x 12'2" (2.87m x 3.71m)

ON THE OUTSIDE

Driveway

Garage

11'1" x 21'8" (3.38m x 6.60m)

Rear Garden

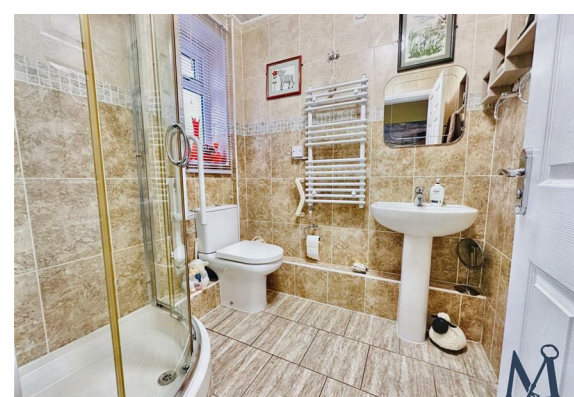
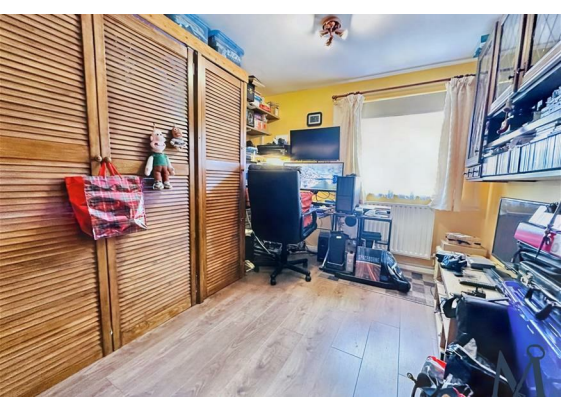


Key Features

- New Boiler With 10 Warranty
- Versatile Accommodation
- Spacious Living Room & Dining Room
- Sizeable Sunlit Rear Garden
- A Beautifully Appointed Detached Bungalow
- Three Double Bedrooms
- Detached 21' Single Garage
- In & Out Gated Driveway
- Modern Fitted Kitchen
- Virtual Property Tour Available







Floor Plans



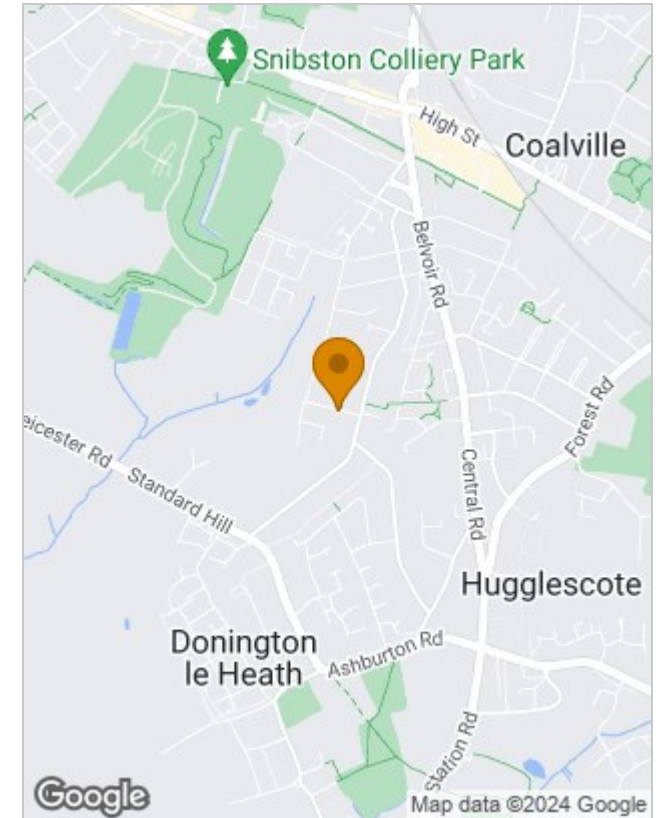
Viewing

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.

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Location Map



Energy Performance Graph

