



97 Staples Drive  
Coalville, LE67 4GN

£275,000

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## Brief Description

Offering fantastic value for this well-presented **FOUR-BEDROOM DETACHED** homes on the edge of Coalville ideally located nearby major road links.

This home boasts a modern, **RECENTLY REPLACED KITCHEN**, complete with sleek dark grey gloss units, a ceramic sink with a mixer tap, integrated oven and grill, and a five-ring gas hob - perfect for whipping up delicious meals.

The **OPEN PLAN DINING KITCHEN** is a highlight, providing space to entertain guests or enjoy family dinners. With French doors opening out onto the garden, you can extend your living area outdoors during the warmer months.

To the front of the property is a cosy living room, ideal for relaxing. Convenience is key, with the **GROUND FLOOR WC** adding an extra touch of practicality. The house is **FULLY DOUBLE-GLAZED** and **GAS CENTRAL HEATED**, ensuring a warm and energy-efficient environment throughout the year.

With four bedrooms, this home offers ample space for a growing family or those in need of extra room. The master bedroom boasts his and her fitted wardrobes and an **EN-SUITE** with modern herringbone style vinyl flooring. Each of the four bedrooms are **WELL-PROPORTIONED**, with three doubles featuring fitted wardrobes and a fourth single bedroom.

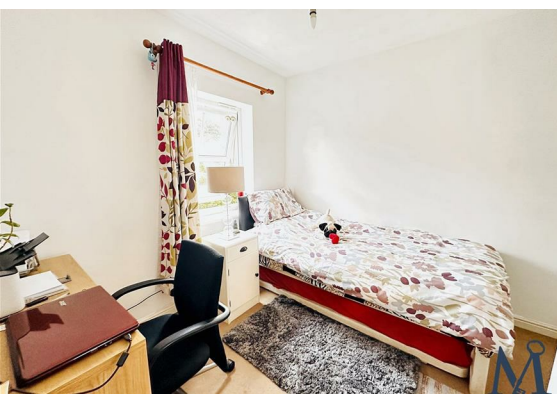
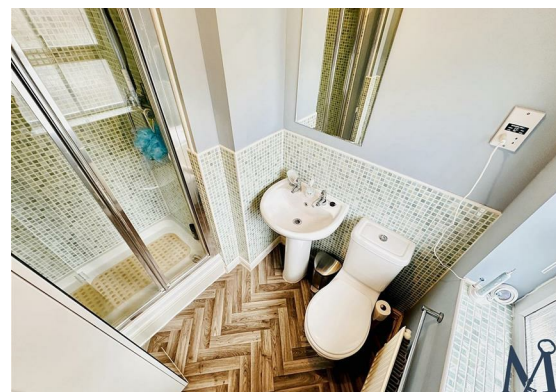
The **FAMILY BATHROOM**, complete with a three-piece suite and a shower over the bath, provides convenience and comfort for all residents.

Moving outside, there is a **BEAUTIFULLY LANDSCAPED GARDEN** with a decked patio area, while the artificial lawn ensures **EASY MAINTENANCE**. A delightful water feature stream runs through the middle of the garden, creating a tranquil atmosphere for relaxation. The enclosed fence boundary offers privacy and security.

Parking is a breeze with a tarmac driveway providing **OFF-ROAD PARKING**, complemented by a **GARAGE** with integral home access and front garden, with slate chippings for **ADDITIONAL PARKING** space.

Don't miss the opportunity to make this house your home and enjoy the best of both indoor comfort and outdoor serenity.





## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room  
10'2 x 14'4 (3.10m x 4.37m)

Dining Kitchen  
25'5 x 8'3 (7.75m x 2.51m)

## ON THE FIRST FLOOR

Landing

Master Bedroom  
9'11 x 11'4 (3.02m x 3.45m)

En-Suite  
6'10 x 6'0 (2.08m x 1.83m)

Bedroom 2  
8'4 x 10'10 (2.54m x 3.30m)

Bedroom 3  
9'0 x 9'2 (2.74m x 2.79m)

Bedroom 4  
8'8 x 9'1 (2.64m x 2.77m)

Family Bathroom  
6'10 x 6'0 (2.08m x 1.83m)

## ON THE OUTSIDE

Rear Garden

Front Garden

Driveway

Single Garage  
8'7 x 16'2 (2.62m x 4.93m)



## Floor Plan



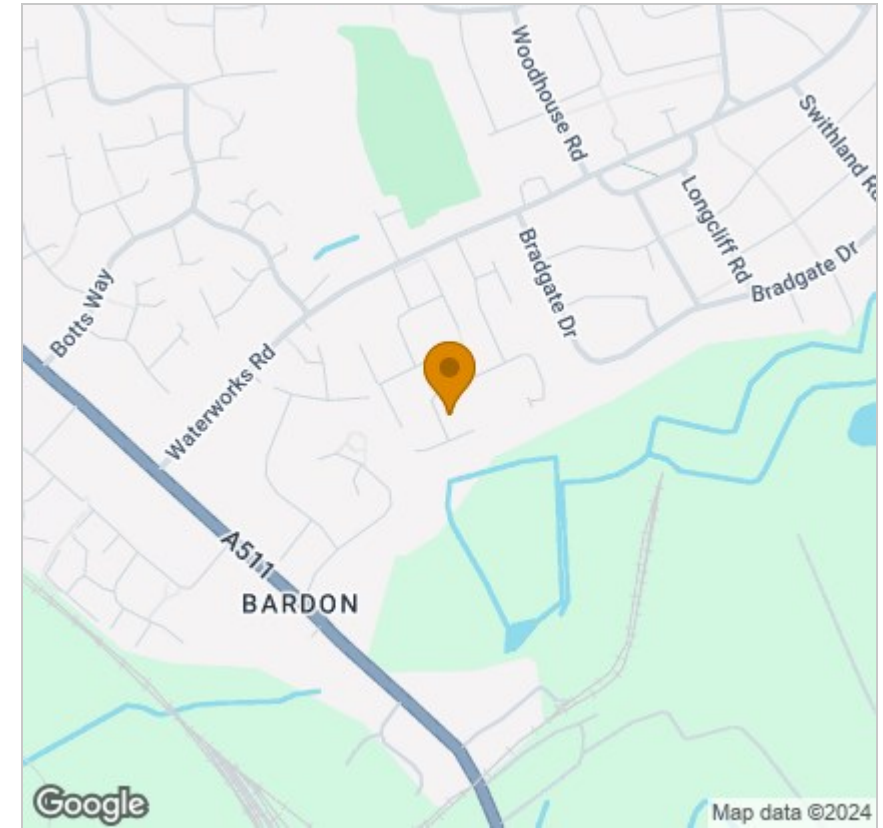
## Viewing

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

