



180 Forest Road
Coalville, LE67 3SJ

£220,000



Brief Description

Available with NO UPWARD CHAIN. Located on Forest Road in Coalville, this charming SEMI DETACHED house boasts character and comfort making it the IDEAL FIRST TIME BUYER home, or perfect for somebody who is looking to downsize.

Stepping inside, off the hallway you are greeted by a delightful BAY FRONTED LIVING ROOM featuring a lovely fireplace with a MULTI-FUEL BURNING STOVE, exuding warmth and character. The adjacent dining room mirrors this charm with its own fireplace and sliding doors leading to an EXTENDED CONSERVATORY, creating a seamless flow of natural light throughout. The conservatory with its French doors opening out to the garden, is the ideal spot for enjoying a morning coffee.

The kitchen, though compact, is MODERN AND EFFICIENT, equipped with sleek units, integrated appliances, and clever storage solutions, making meal preparation a breeze.

Upstairs, the property features TWO GENEROUSLY SIZED BEDROOMS, but a true highlight of this home is the BEAUTIFULLY DESIGNED 4-piece bathroom, showcasing a freestanding claw foot roll top bath, a double walk-in shower, and elegant ceiling spotlights. The fully tiled floor and walls, along with a striking column radiator, add a touch of luxury to this space.

Outside, the WELL-ESTABLISHED GARDEN is a true gem, meticulously cared for with paved patios, a charming small pond, and an array of shrubs and bushes. With the added bonus of garden sheds and a gated access to a LAWNED AREA, the outdoor space offers both tranquility and practicality. Plus, the garden overlooks a playing field, providing a pleasant open view and ensuring privacy.

Parking is a breeze with a BLOCK-PAVED DRIVEWAY and an additional gravelled area which can be used as parking, accommodating multiple vehicles. This property is a perfect blend of classic charm and modern convenience, offering a peaceful retreat in a convenient location.





ON THE GROUND FLOOR

Entrance Hall

Living Room

12'5 x 12'2 (3.78m x 3.71m)

Dining Room

13'6 x 12'8 (4.11m x 3.86m)

Kitchen

7'3 x 5'11 (2.21m x 1.80m)

Conservatory

8'3 x 12'7 (2.51m x 3.84m)

ON THE FIRST FLOOR

Landing

Bedroom 1

13'7 x 10'11 (4.14m x 3.33m)

4-piece Family Bathroom

7'5 x 11'2 (2.26m x 3.40m)

Bedroom 2

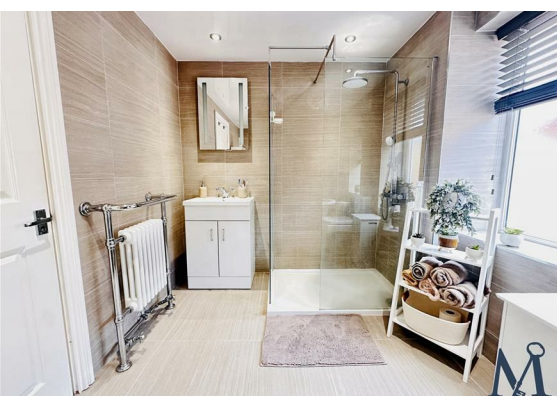
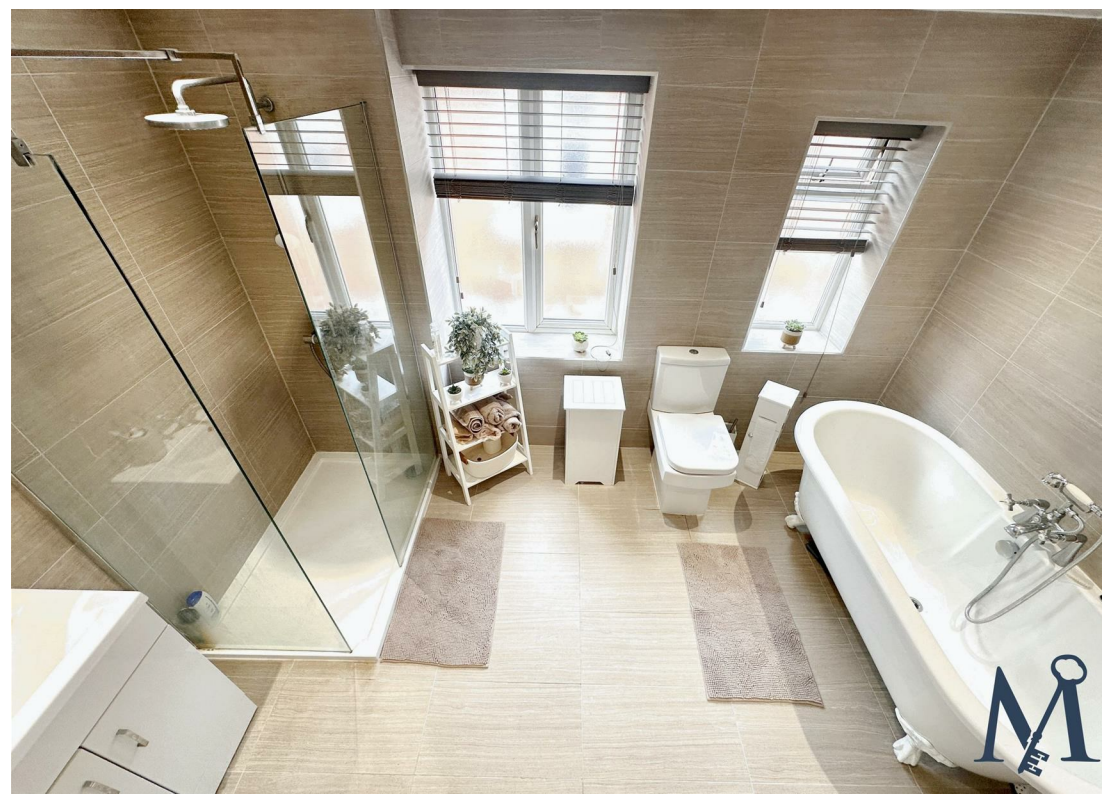
12'1 x 10'11 (3.68m x 3.33m)

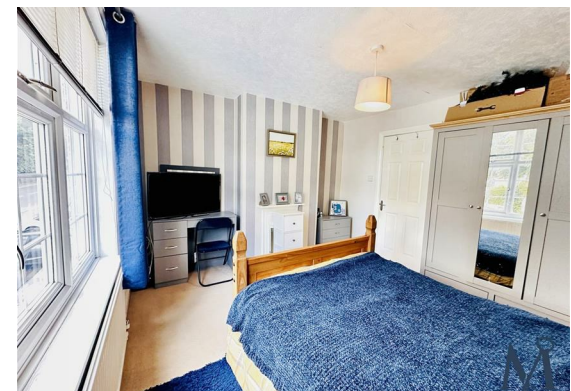
ON THE OUTSIDE

Front Garden

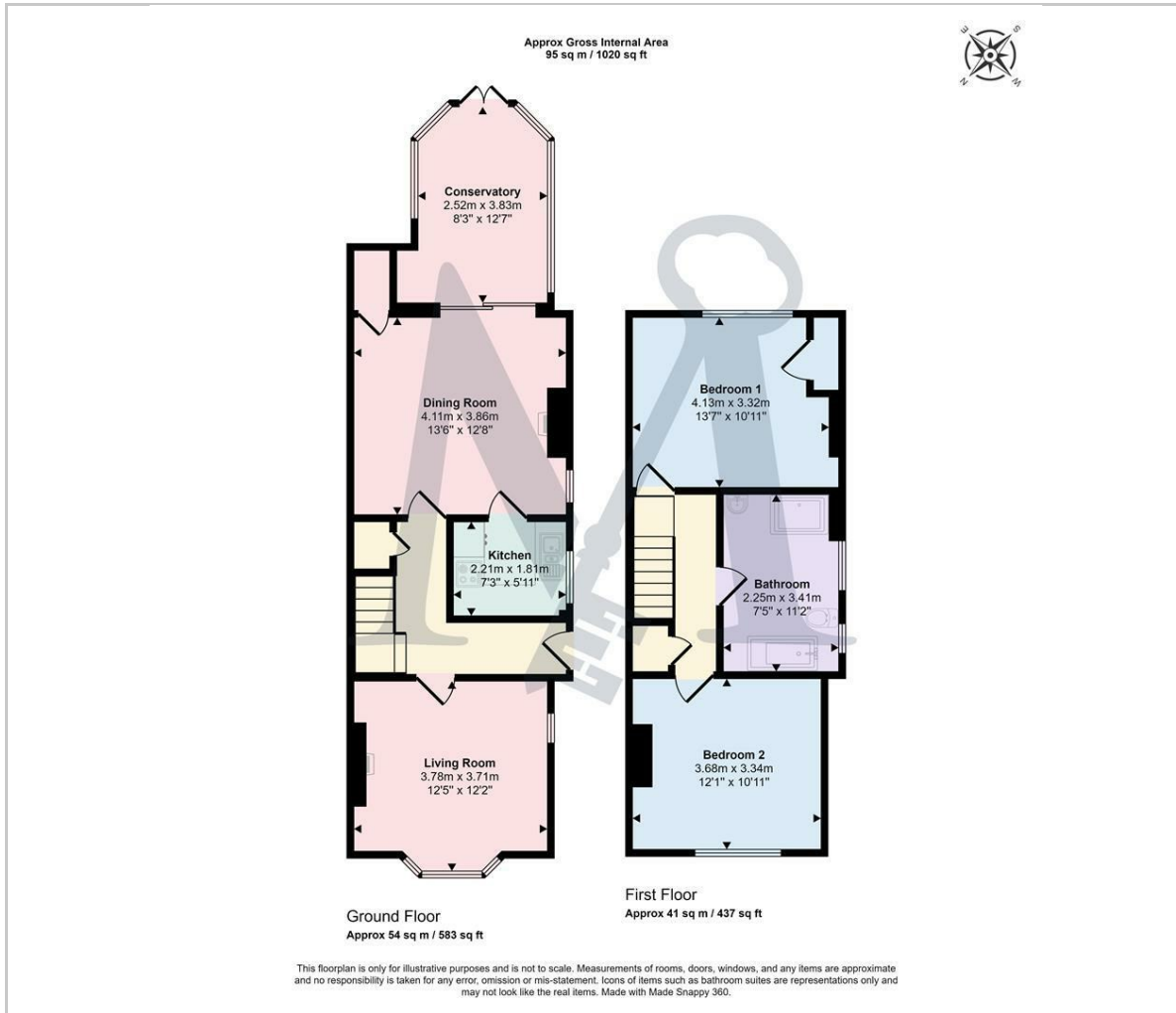
Driveway

Rear Garden





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

