



6 Vercor Close  
Coalville, LE67 4QS

£350,000





## Brief Description

Welcome to Vercor Close, Coalville. This property boasts a **SPACIOUS INTERIOR** and **FIVE DOUBLE BEDROOMS**. Although in need of some modernisation, this home is a canvas waiting for your **PERSONAL TOUCH**. The property is **DOUBLE-GLAZED**, **GAS CENTRALLY HEATED** and benefits from a **REPLACEMENT ROOF** in 2022.

Step inside to the entrance hall, leading to a **GROUND FLOOR WC** for convenience. A highlight of the house is the **GENEROUSLY SIZED LIVING ACCOMMODATION**, featuring an open-plan layout with a dining area and study area. Flooded with **NATURAL LIGHT** from the large rear glazed window and sliding patio doors opening onto the homes garden.

The kitchen diner is equipped with **MODERN WALL AND BASE UNITS**, an integrated double oven and grill, a gas hob, and extractor. With space and plumbing for a dishwasher, ceiling spotlights, and a wall-mounted boiler, this kitchen is functional and stylish.

The integral garage 1 off the hallway offers the potential for conversion into a home office or playroom, with space and plumbing for a washing machine already in place.

Upstairs, you'll be greeted by five **GENEROUSLY SIZED** double bedrooms with **POTENTIAL** to create an en-suite to this already impressive home utilising the existing plumbing in bedroom 1. The 5-piece family bathroom features a double walk-in shower, WC, his and her hand basins, a panel bath, vanity storage cupboards, and dual aspect double glazed opaque windows, complemented by tile effect vinyl flooring.

Outside a **LARGE WEST FACING REAR GARDEN** features a spacious paved patio, expansive lawns, mature shrubs, trees, and bushes. The fence boundary with a side gate ensures privacy and security.

**PARKING** is available on a driveway accommodating several vehicles, leading to the **TWO INDEPENDANT GARAGES**. Each garage is equipped with lights, a power supply, and single up-and-over access doors, providing ample storage space.

Don't miss the opportunity to make this house your home - a perfect blend of comfort, style, and potential awaits you







## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC  
2'9 x 6'8 (0.84m x 2.03m)

Living Room  
22'5 x 22'11 (6.83m x 6.99m)

Kitchen  
7'8 x 16'5 (2.34m x 5.00m)

Dining Area  
7'8 x 6'6 (2.34m x 1.98m)

## ON THE FIRST FLOOR

Landing

Bedroom 1  
10'6 x 16'10 (3.20m x 5.13m)

Bedroom 2  
11'5 x 10'10 (3.48m x 3.30m)

Bedroom 3  
10'0 x 13'3 (3.05m x 4.04m)

Bedroom 4  
9'1 x 10'0 (2.77m x 3.05m)

Bedroom 5  
10'7 x 17'1 (3.23m x 5.21m)

Family Bathroom  
8'11 x 12'11 (2.72m x 3.94m)

## ON THE OUTSIDE

Front Garden

Rear Garden

Garage 1  
8'7" x 17'0" (2.62m x 5.18m)

Garage 2  
103" x 17'0" (31.39m x 5.18m)





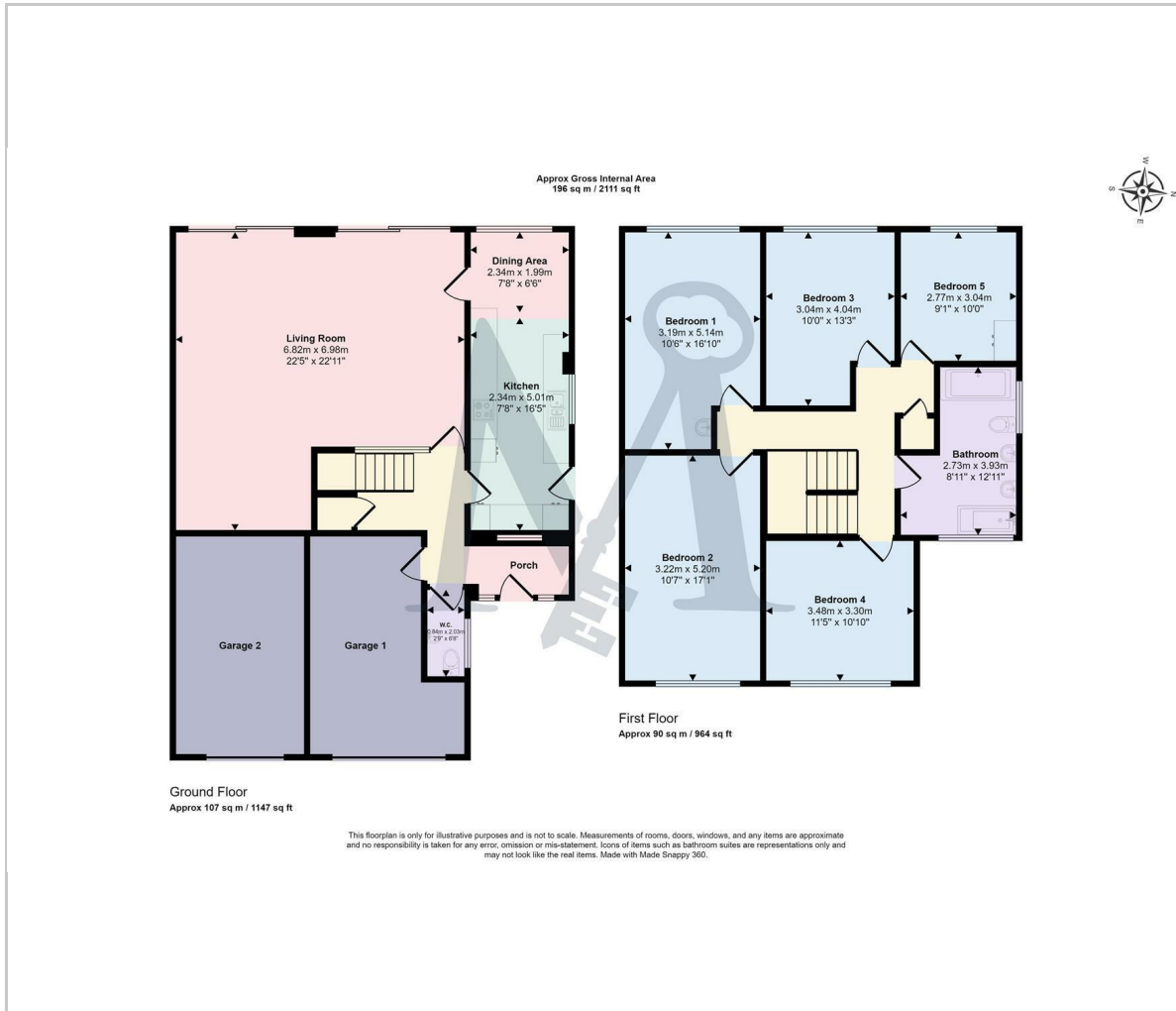








## Floor Plan



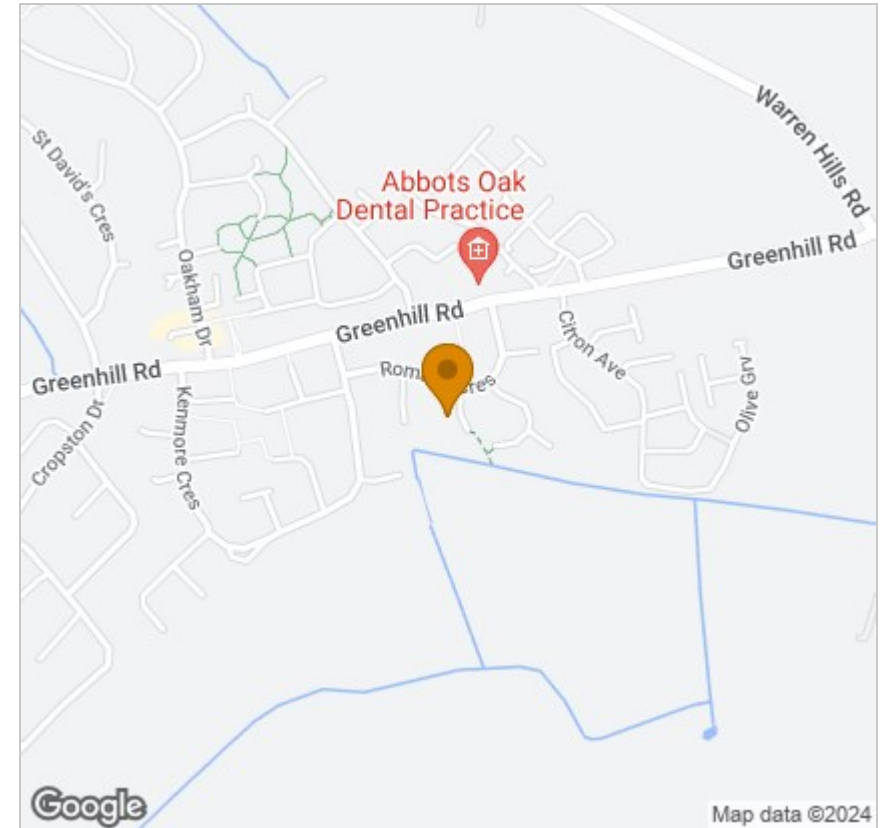
## Viewing

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

