



9 Old Cow Sheds Drive, Coalville, LE67 2DH

£450,000

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Brief Description

£450,000

AVAILABLE WITH NO UPWARD CHAIN, in the charming village of Heather. This STUNNING DETACHED HOUSE offers spacious and luxurious living.

Greeted by an IMPRESSIVE ENTRANCE HALL featuring oak flooring that extends throughout the ground floor. The CENTRAL STAIRCASE, adorned with oak handrails and a glass balustrade, adds a touch of elegance to the space. The hallway leads to a CONVENIENT STUDY with built-in desk and storage.

The GENEROUS living room flows into a bright dining area with brick and glazed construction, featuring a GLASS ROOF AND BIFOLD DOORS that open out onto the garden.

The kitchen diner has a range of modern wall and base units with OAK WORKTOPS, a breakfast bar, and under-unit lighting. Equipped with CDA appliances including a two full single ovens, integrated warming drawer, integrated microwave, wine fridge, large 5 burner gas hob, and integrated dishwasher. The space allows for an American fridge freezer (included) and features ceiling spotlights and BIFOLD DOORS leading to the garden. The UTILITY ROOM matches the kitchen's style and houses an integrated washing machine and dryer with access to the GROUND FLOOR WC.

Upstairs, The master bedroom is complete with built-in wardrobes, an EN-SUITE with a luxurious double walk-in shower, and elegant finishes throughout. The remaining three double bedrooms make this home ideal for families or those in need of extra space.

A BEAUTIFULLY DESIGNED family bathroom features a luxurious 4-piece white suite, with a LARGE SUNKEN BATH and tiled surround and a shower with waterfall and handheld shower heads. The chrome heated towel rail and ceiling spotlights add elegance to this space.

The garden is METICULOUSLY LANDSCAPED with a large sandstone paved patio, decorative gravel and planted shrubs. You'll find a shed for extra storage, steps leading up to a lush lawn area, and a decked patio under a Pagola.

The front garden features slate chippings and a PAVED CANOPY PORCH with an outside light. The blocked pav



ON THE GROUND FLOOR

Entrance Hall

Study 9'0" x 7'8" (2.74m x 2.34m)

Living Room 12'3" x 15'7" (3.73m x 4.75m)

Conservatory 9'10" x 9'3" (3.00m x 2.82m)

Kitchen Diner 12'6" x 32'2" (3.81m x 9.80m)

Utility Room 6'0" x 7'11" (1.83m x 2.41m)

Ground Floor WC

ON THE FIRST FLOOR

Landing

Master Bedroom 12'4" x 13'0" (3.76m x 3.96m)





En-Suite	7'4" x 5'9" (2.24m x 1.75m)
Bedroom 2	11'5" x 12'0" (3.48m x 3.66m)
Bedroom 3	11'2" x 11'2" (3.40m x 3.40m)
Bedroom 4	11'1" x 8'4" (3.38m x 2.54m)
Family Bathroom	8'8" x 8'6" (2.64m x 2.59m)

ON THE OUTSIDE

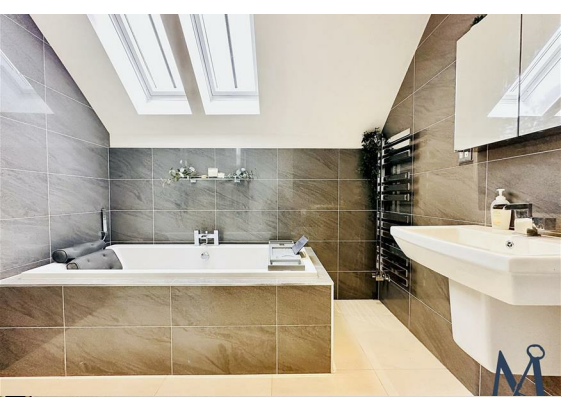
Rear Garden	
Front Garden	
Driveway	
Single Garage	9'9" x 18'5" (2.97m x 5.61m)

Key Features

- Four Double Bedrooms & En-Suite To Master
- Spacious Living Room and Dining Area
- Study, WC and Utility
- Landscaped Rear Garden
- Beautifully Presented Accommodation with No Upward Chain
- Extended Living Accomodation
- Substantial Kitchen / Family Room
- Driveway and Large Single Garage
- Four Piece Family Bathroom
- Virtual Property Tour Available



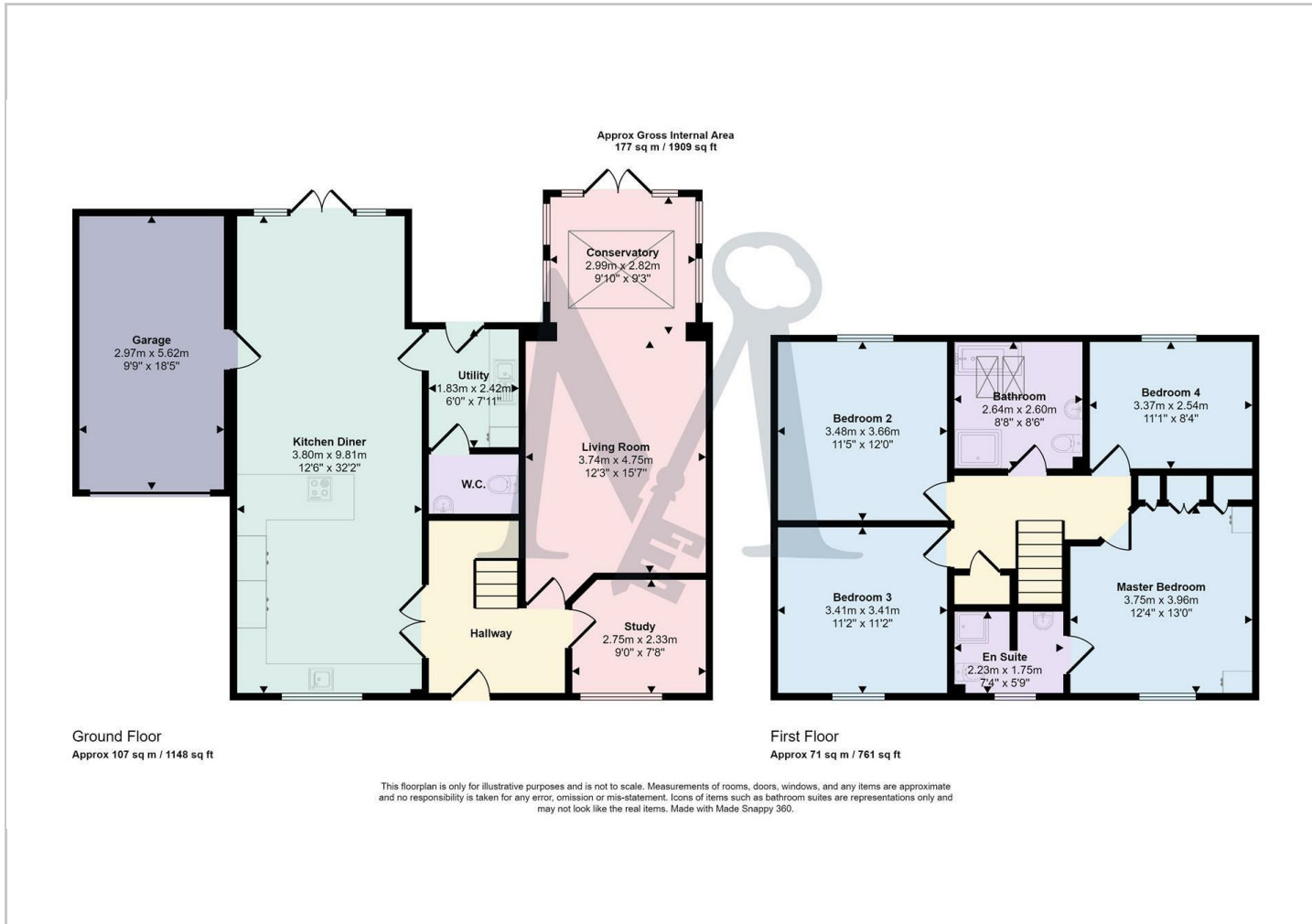




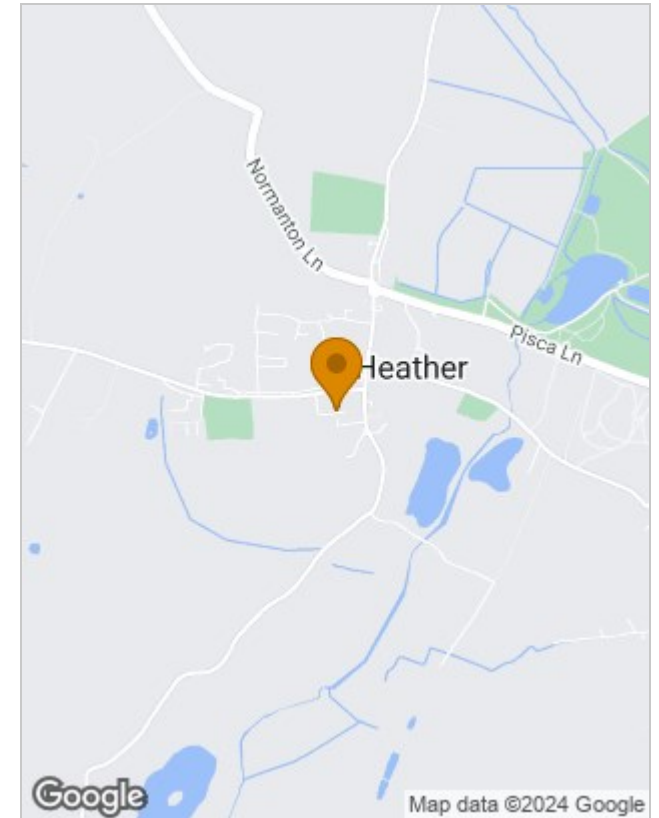




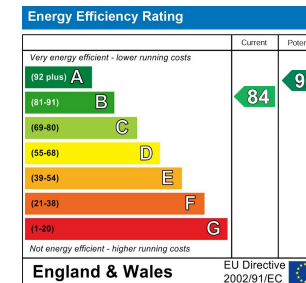
Floor Plans



Location Map



Energy Performance Graph



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.