



MAYNARD  
ESTATES



47 Worthington Lane  
Newbold Coleorton, Coalville, LE67 8PJ

£260,000



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## Brief Description

AVAILABLE WITH NO UPWARD CHAIN. Nestled in the CHARMING VILLAGE of Newbold Coleorton, this delightful end townhouse with OPEN GREEN REAR VIEWS, is a gem waiting to be discovered.

As you enter, you are greeted by a quaint entrance hall leading to a LIVING ROOM with a bay window, laminate flooring, coving and elegant wall lights. The adjacent open plan sitting area is a perfect spot to unwind, featuring LUXURY FLOORING and a stylish vertical radiator.

The KITCHEN WILL IMPRESS with its VAULTED CEILINGS and skylights. The modern gloss units, marble effect worktop, and TOP-OF-THE-LINE APPLIANCES such as the integrated dishwasher and Falcon double oven and grill with a five-ring induction hob make cooking a delight. The kitchen also features double glazed French doors with fitted blinds that open out onto the sunlit rear garden, allowing natural light to flood the space.

Convenience meets style in the UTILITY AREA, complete with a composite sink, space for laundry appliances, and ample storage options. The extensive ground floor is concluded by a FAMILY BATHROOM EXUDING ELEGANCE with its P-shaped panelled bath, overhead shower, and contemporary fixtures.

Upstairs, a landing leads to THREE GENEROUSLY SIZED DOUBLE BEDROOMS, with the main bedroom featuring an ensuite WC for added convenience.

The WEST FACING REAR GARDEN, basks in sunlight and offers paved patios, pathways, and two lush lawns. Complete with outside power, a garden tap, and enclosed within a fenced boundary. Rear gate access to an additional parcel of land, offers a POTENTIAL SPACE FOR A GARAGE/PARKING. The front garden has a small paved areas and planted borders. Additionally, the large gravel driveway provides AMPLE OFF-ROAD PARKING FOR MULTIPLE VEHICLES, ensuring convenience for you and your guests.

With NO UPWARD CHAIN, this property is ready and waiting. Situated in a LOVELY VILLAGE LOCATION, you'll enjoy easy access to amenities, local pubs, and picturesque countryside walks right on your doorstep.







## ON THE GROUND FLOOR

Entrance Hall

Living Room  
13'6" x 13'3" (4.11m x 4.04m)

Sitting Room  
9'7" x 8'11" (2.92m x 2.72m)

Open Plan Kitchen Diner  
16'1" x 18'7" (4.90m x 5.66m)

Utility Room  
6'8" x 8'1" (2.03m x 2.46m)

Family Bathroom  
7'0" x 6'6" (2.13m x 1.98m)

## ON THE FIRST FLOOR

Landing

Bedroom One  
13'6" x 12'3" (4.11m x 3.73m)

WC

Bedroom Two  
9'11" x 8'6" (3.02m x 2.59m)

Bedroom Three  
6'7" x 8'5" (2.01m x 2.57m)

## ON THE OUTSIDE

Front Garden

Driveway

Rear Garden

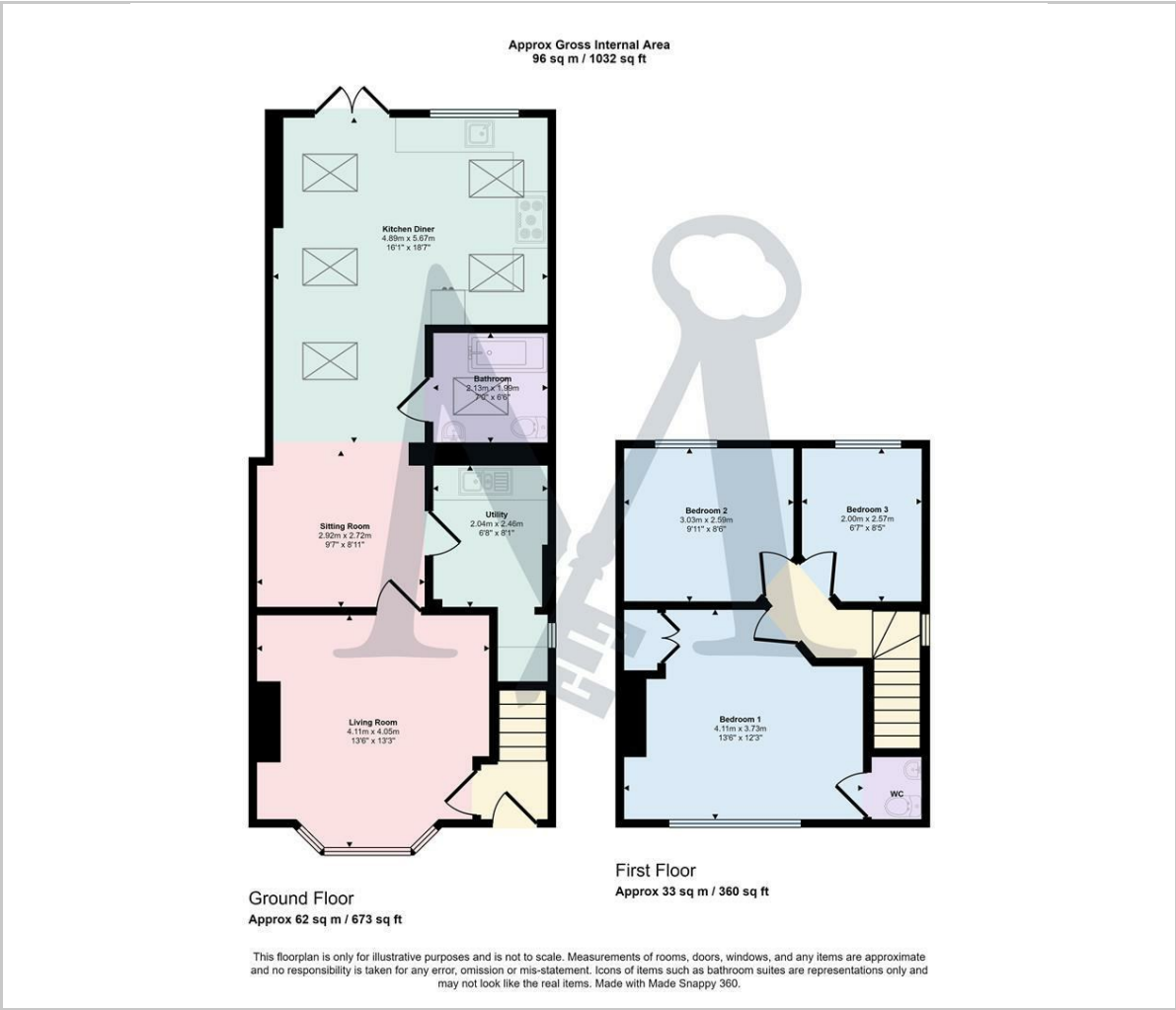








Floor Plan



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

