



MAYNARD  
ESTATES



## 5 Durris Close

Coalville, LE67 4RP

£200,000



## Description

IDEAL FIRST TIME BUYER property on Durrís Close of Coalville. This delightful SEMI-DETACHED house is a perfect find for first-time buyers or INVESTORS. Boasting three bedrooms and a generous 857 sq ft of space, this property exudes potential and charm.



As you step into the property, you are greeted by an entrance hall. The open plan living room features a fireplace, creating a cosy ambiance. Adjacent to the living room is a dining area with French doors that lead out to the LARGE REAR GARDEN, offering a seamless blend of indoor-outdoor living.

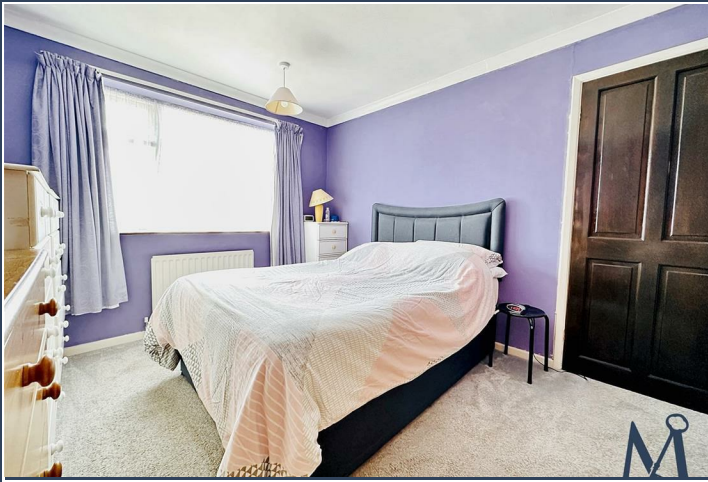
The MODERN KITCHEN is a highlight of this home, with its stylish duck egg blue units, composite sink, and freestanding double oven. The space is not only functional but also aesthetically pleasing, with a metro tile splashback adding a contemporary touch.

While the property is WELL-PRESENTED with a modern kitchen and shower room, there is OPPORTUNITY FOR FURTHER ENHANCEMENT throughout other parts of the home. The large garden, currently a blank canvas, holds GREAT POTENTIAL for landscaping and creating a tranquil outdoor retreat.

With THREE BEDROOMS upstairs, including two SPACIOUS DOUBLES and a comfortable single, there is ample space for the whole family. The MODERN SHOWER ROOM boasts a double shower, WC, and hand basin, complemented by partly tiled walls and a chrome heated towel rail.

The front garden is BEAUTIFULLY LANDSCAPED with a lush lawn and a pathway leading to the front door, creating a welcoming entrance. Meanwhile, the rear garden features a LARGE LAWN, a paved patio and a convenient brick-built store with a power supply.



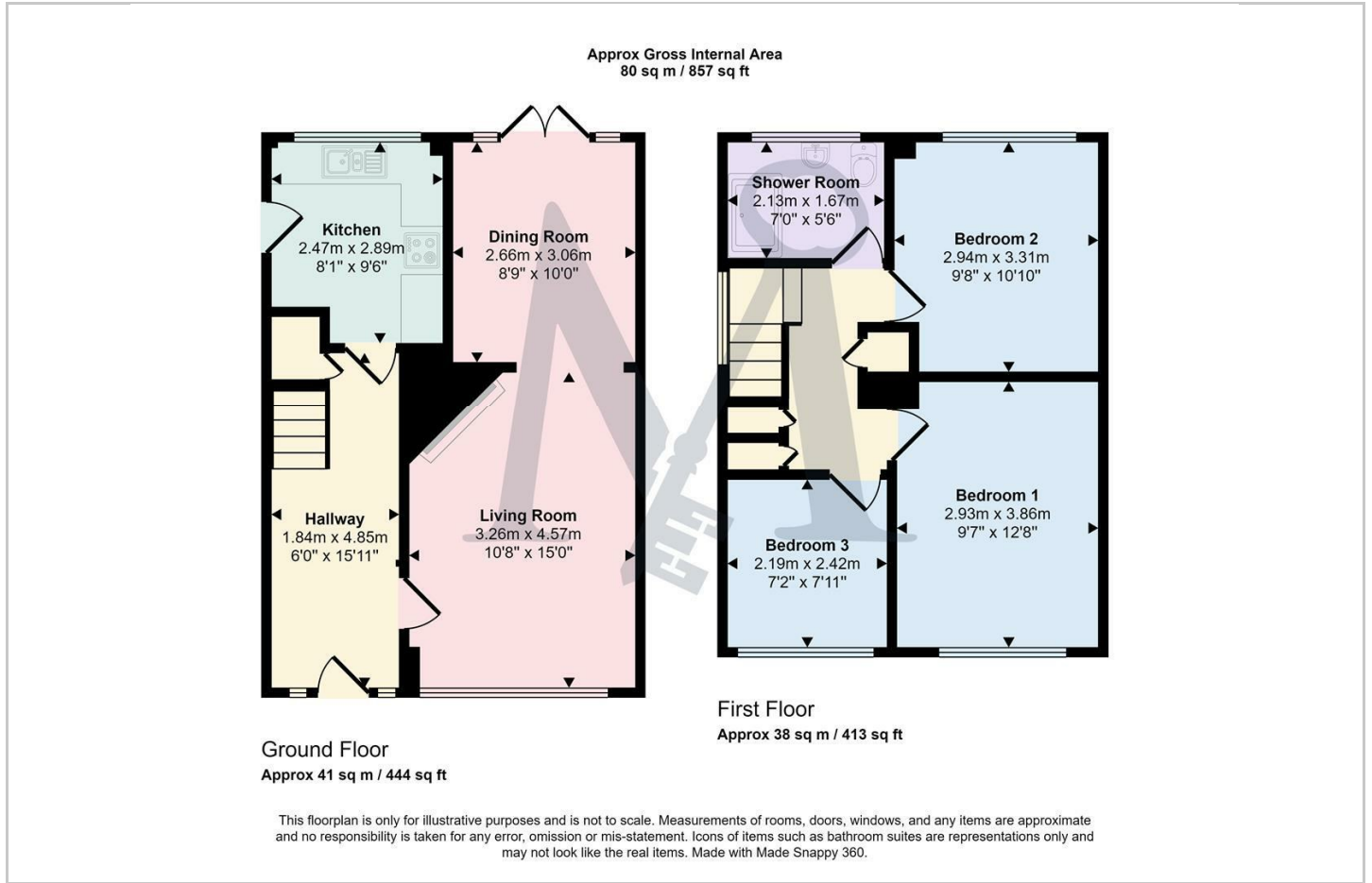


Parking is a breeze with SPACE IN FRONT OF THE GARAGE which is located on a separate block, just a short distance from the house.

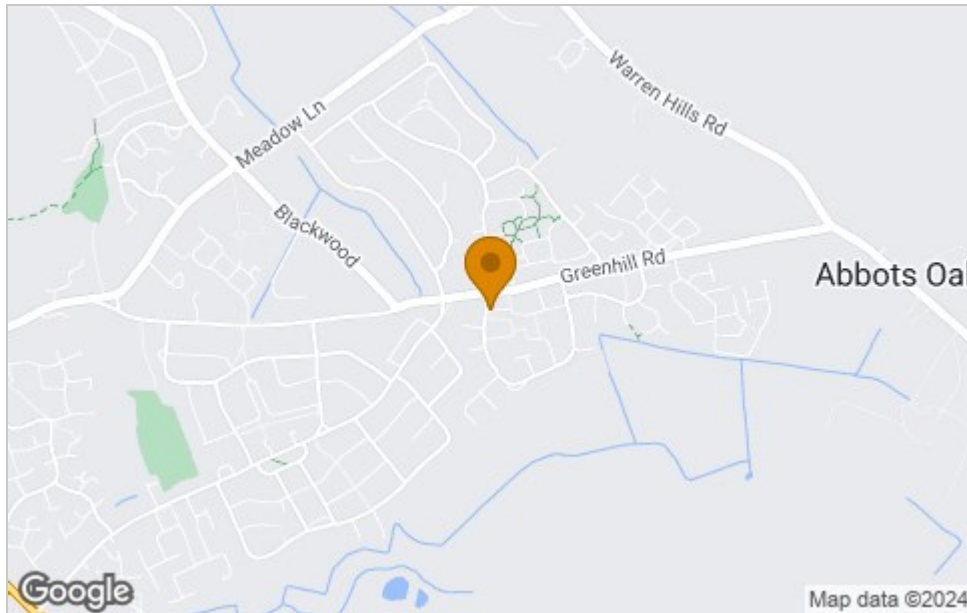
Situated in a PEACEFUL LOCATION on the outskirts of Coalville, this property offers a tranquil retreat while still being CLOSE TO AMENITIES. Easy access to the M1 and A50 ensures that you are well-connected to the surrounding areas. Don't miss out.



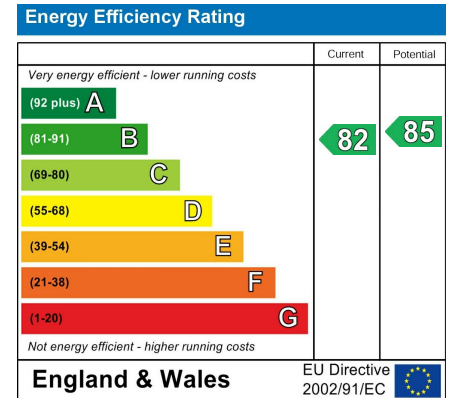
## Floor Plan



## Area Map



## Energy Efficiency 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.

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