

The Chestnuts, Loughborough Road, Coalville, LE67 5AR

£750,000

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# Brief Description

£750,000

Nestled on Loughborough Road in the POPULAR VILLAGE OF WHITWICK, this STUNNING DETACHED HOUSE is a true gem waiting to be discovered. Boasting 3 reception rooms, 4 bedrooms, and an impressive 3 shower rooms, this property offers a LUXURIOUS AND SPACIOUS living experience.

As you approach the house, you are greeted by a PRIVATE DRIVEWAY shared with just one neighbouring property, adding to the exclusivity of this residence. The EXPANSIVE GARDENS surrounding the house are adorned with tall trees, creating a PICTURESQUE SETTING that is sure to impress.

Stepping inside, the entrance hall welcomes you with a STAINED GLASS FRONT DOOR and a canopy porch, setting the tone for the elegance that awaits within. The ground floor features a LIGHT AND CONTEMPORARY SITTING ROOM at the front, while the living room at the rear opens up to the beautiful garden through French doors and boasts a charming fireplace.

The KITCHEN DINER, complete with modern amenities such as integrated appliances, a breakfast bar, and access to the SUPERB CONSERVATORY and decking area. The UTILITY ROOM and TWO WC's provide practicality and convenience, with EASY INTEGRAL ACCESS TO THE DOUBLE GARAGE.

Upstairs, a GALLERY LANDING leads to the four bedrooms, each offering ample storage space with fitted wardrobes and TWO EN-SUITES. The FAMILY SHOWER ROOM is a highlight, featuring a walk-in shower with a glass screen and LUXURIOUS RAINFALL SHOWER, along with modern fixtures and fittings.

Externally, the SOUTH WESTERLY FACING REAR GROUNDS are a haven of tranquillity, with a mix of lawn, decking, mature trees, and garden sheds. The front gardens are equally enchanting, with a substantial DRIVEWAY providing extensive parking, leading to a DOUBLE GARAGE with electric doors.

With easy access to amenities and the POTENTIAL FOR FURTHER ENHANCEMENT, this property presents a RARE OPPORTUNITY to own a truly remarkable home in a sought-after location. Don't miss your chance to make this dream property your own.



## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Sitting Room 10'7" x 12'3" (3.23m x 3.73m)

Living Room 13'7" x 16'3" (4.14m x 4.95m)

Kitchen Diner 14'4" x 10'11" (4.37m x 3.33m)

Conservatory 14'6" x 16'11" (4.42m x 5.16m)

Utility Room 7'3" x 10'6" (2.21m x 3.20m)

Additional WC

Double Garage 19'9" x 19'5" (6.02m x 5.92m)

## ON THE FIRST FLOOR





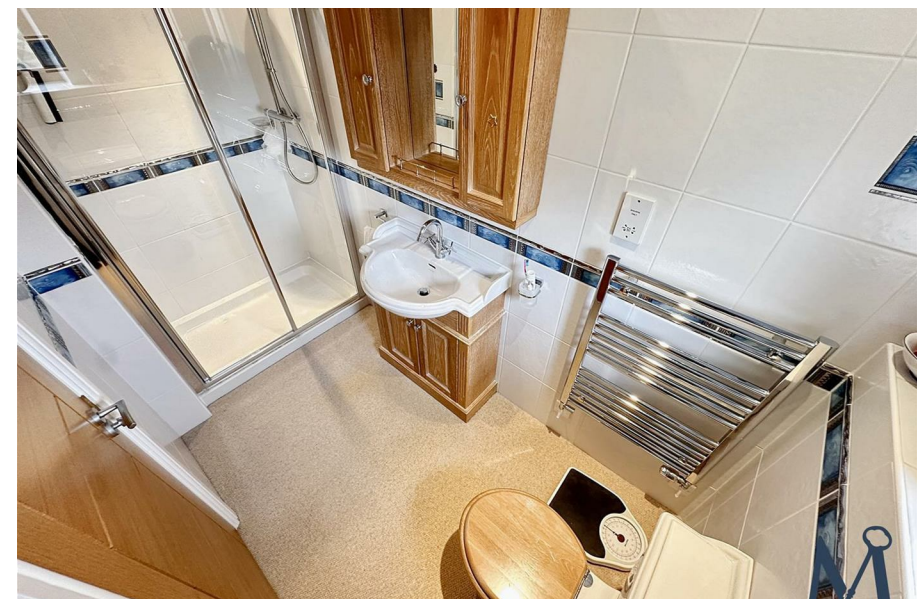
Galleried Landing	
Master Bedroom	12'10" x 17'2" (3.91m x 5.23m)
En Suite	4'5" x 10'9" (1.35m x 3.28m)
Bedroom 2	12'8" x 14'1" (3.86m x 4.29m)
En Suite	9'2" x 4'1" (2.79m x 1.24m)
Bedroom 3	10'8" x 11'1" (3.25m x 3.38m)
Bedroom 4	11'0" x 10'6" (3.35m x 3.20m)
Family Shower Room	7'5" x 10'4" (2.26m x 3.15m)

#### ON THE OUTSIDE

- Front Garden
- Rear Garden
- Driveway
- Double Garage

## Key Features

- Impressive Detached Family Home
- Private Driveway and Double Garage
- Popular Whitwick Village Location
- Substantial South-Westerly Facing Gardens
- Living Room, Sitting Room and Conservatory
- Four Double Bedrooms and Two En Suites
- Dining Kitchen and Utility Room
- Impressive Four Piece Family Shower Room
- Virtual Property Tour Available
- Ideally Situated for Schools and Local Amenities



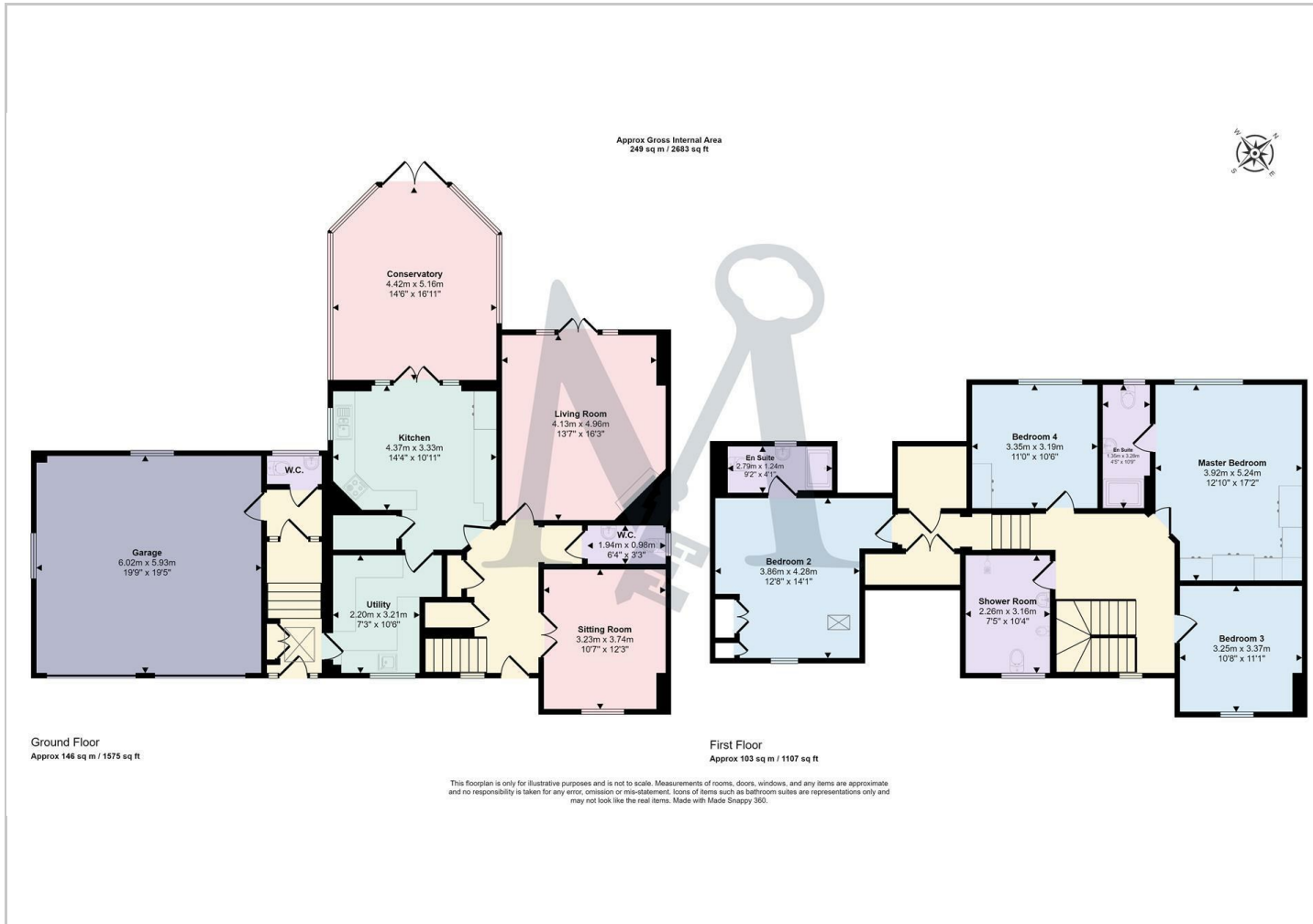




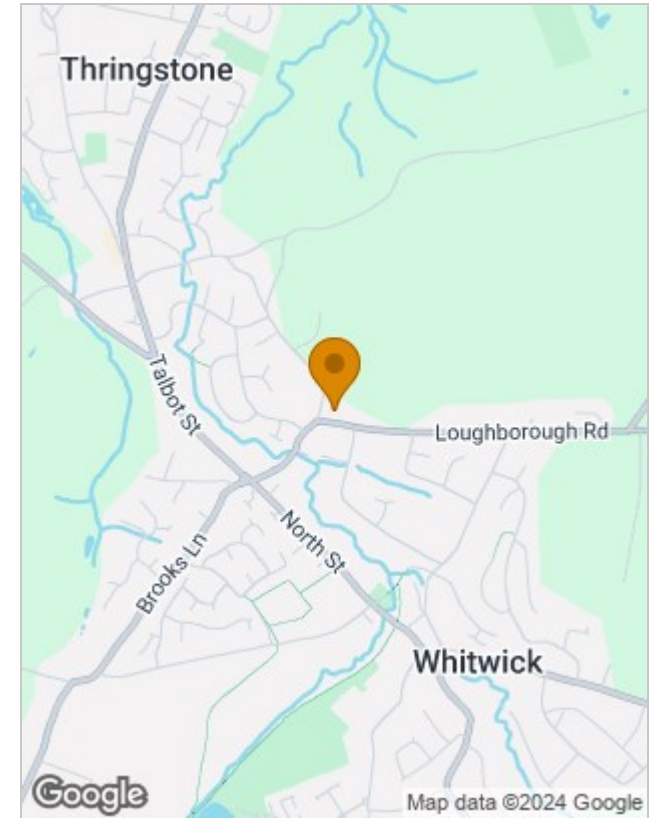




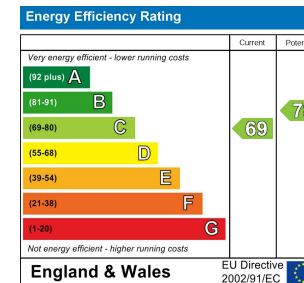
## Floor Plans



## 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.

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