



44 Ashford Road
Whitwick, Coalville, LE67 5GD

£230,000

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Brief Description

Located on Ashford Road in the POPULAR VILLAGE OF WHITWICK, this delightful home is perfect find for FIRST-TIME BUYERS. Boasting a STYLISH AND MODERN DESIGN, this property offers a comfortable living space with 3 bedrooms.

Upon entering, you are greeted by a welcoming entrance hall featuring a double glazed composite front door and TRENDY GREY WOOD EFFECT LVT FLOORING. Ascend the stairs to the first floor or step into the LIVING ROOM, illuminated by a double glazed bow window that floods the room with natural light.

The KITCHEN DINER IS A HIGHLIGHT of this home, overlooking the rear garden and equipped with a range of contemporary grey units, a ceramic sink with a mixer tap, and integrated appliances including an oven, grill, gas hob, and extractor hood. With space for a washing machine, dishwasher, and fridge freezer, this kitchen offers both style and functionality.

The first floor landing provides easy access to the loft and all rooms, including a master bedroom with built-in wardrobes and STYLISH WALL PANELLING, a second bedroom overlooking the rear garden also has feature wall panelling, and a cosy single bedroom.

THE BATHROOM is another stylish highlight, boasting a modern three-piece white suite with a panel bath featuring an electric shower, a sleek circular sink, and black accents that add a TOUCH OF SOPHISTICATION.

Outside, the REAR GARDEN IS A PRIVATE OASIS, offering a paved patio, lush lawn, sleeper board planter beds, and mature shrubs—all enclosed within a fence boundary for added privacy. The FRONT GARDEN features gravel and raised planted beds, while the driveway provides PARKING FOR MULTIPLE VEHICLES, including a SINGLE GARAGE with convenient up-and-over front access door.

Situated in a CUL-DE-SAC POSITION, this house provides a peaceful and private living environment in the heart of Whitwick. Don't miss out on the opportunity to make this charming property your new home.





ON THE GROUND FLOOR

Entrance Hall

Living Room

11'10" x 13'0" (3.61m x 3.96m)

Kitchen Diner

15'0" x 7'11" (4.57m x 2.41m)

ON THE FIRST FLOOR

Landing

Bedroom 1

8'6" x 10'8" (2.59m x 3.25m)

Bedroom 2

8'8" x 8'8" (2.64m x 2.64m)

Bedroom 3

6'4" x 6'10" (1.93m x 2.08m)

Family Bathroom

6'2" x 8'1" (1.88m x 2.46m)

ON THE OUTSIDE

Rear Garden

Front Garden

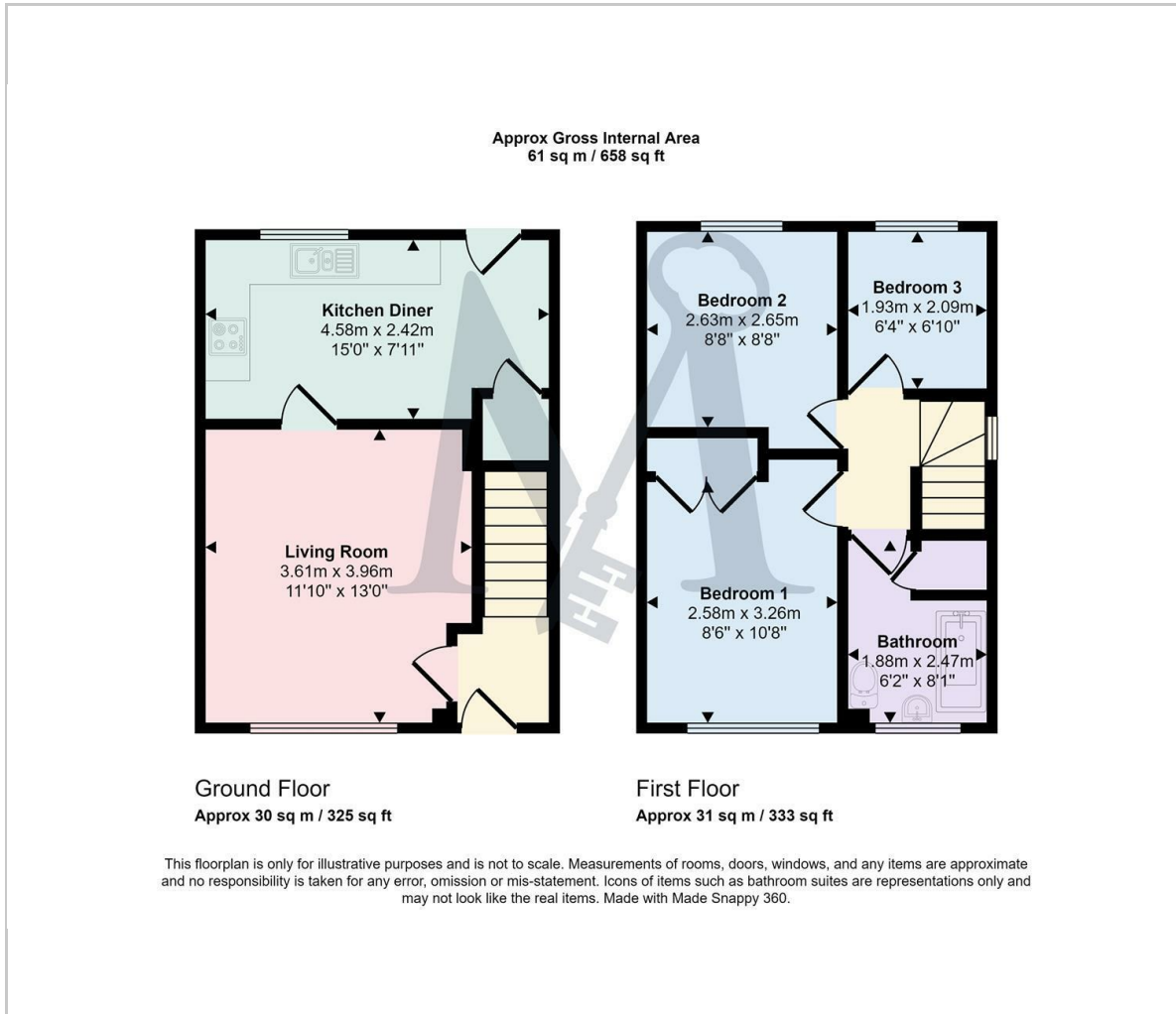
Driveway

Garage

8'0" x 17'4" (2.44m x 5.28m)



Floor Plan



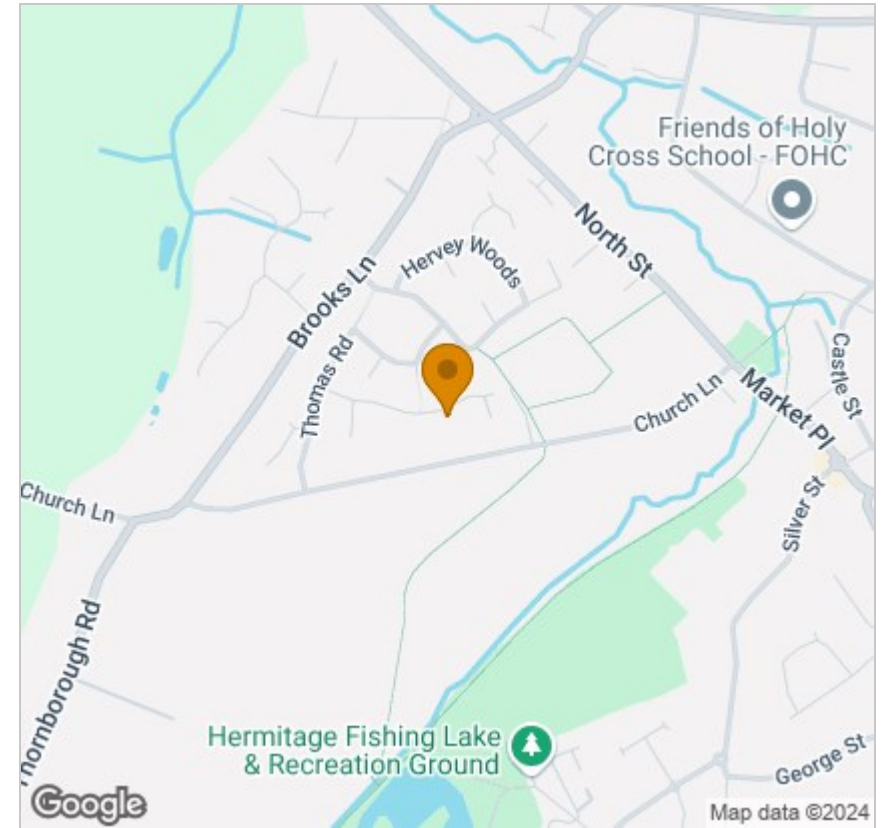
Viewing

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

