



MAYNARD
ESTATES



13 Holyoake Drive
Heather, Coalville, LE67 2QD

£230,000



Brief Description

AVAILABLE WITH NO UPWARD CHAIN. Nestled in the popular village of Heather, this delightful three-bedroom semi-detached house offers a WONDERFUL OPPORTUNITY to create your dream home.

As you step through the front door into the inviting entrance hall, you are greeted by a SPACE FILLED WITH POTENTIAL. The living room boasts a generous front window that bathes the room in natural light, complemented by a brick fireplace with an electric fire. The open aspect dining area to the rear, with its double glazed sliding doors leading to the garden room, offers LOVELY VIEWS OF THE GARDEN.

The kitchen has a range of wall and base units, a stainless steel sink, an integrated oven and grill, along with extraction hood and space for a washing machine. The rear elevated window provides a view of the garden, and a double glazed door offers easy access to the side. Additionally, the kitchen features an understairs pantry, providing valuable storage. The entire house benefits from DOUBLE GLAZING AND GAS CENTRAL HEATING and there is the option to open up the kitchen and dining area creating a further open-plan layout.

The property boasts THREE BEDROOMS - two doubles and one single. Bedroom one has built-in wardrobes, a dressing table, and bedside tables, while bedroom two offers additional storage space and a dressing table. The third bedroom features an over stair storage cupboard and loft access. The SHOWER ROOM has a modern suite, comprising of a double shower unit, WC, hand basin and a chrome heated towel rail.

Outside, the LARGE REAR GARDEN offers a lower paved patio leading to a lush lawn area with planted borders. The FRONT has steps and a paved area leading to the entrance. A tarmac driveway offers PARKING FOR MULTIPLE VEHICLES and leads to a single garage with light, power supply, and a side door.

Situated in a PEACEFUL CUL-DE-SAC and LOVINGLY MAINTAINED, this home presents a FANTASTIC OPPORTUNITY for those looking to add their personal touch and make it their own.





ON THE GROUND FLOOR

Entrance Hall

Living Room
15'5" x 11'2" (4.70m x 3.40m)

Dining Area
10'0" x 10'11" (3.05m x 3.33m)

Garden Room
9'11" x 6'6" (3.02m x 1.98m)

Kitchen
8'2" x 10'7" (2.49m x 3.23m)

ON THE FIRST FLOOR

Landing

Bedroom 1
9'4" x 12'2" (2.84m x 3.71m)

Bedroom 2
11'1" x 10'4" (3.38m x 3.15m)

Bedroom 3
7'5" x 8'5" (2.26m x 2.57m)

Shower Room
7'5" x 6'8" (2.26m x 2.03m)

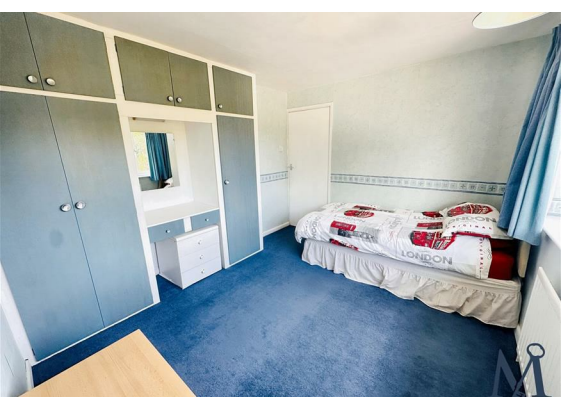
ON THE OUTSIDE

Rear Garden

Front Garden

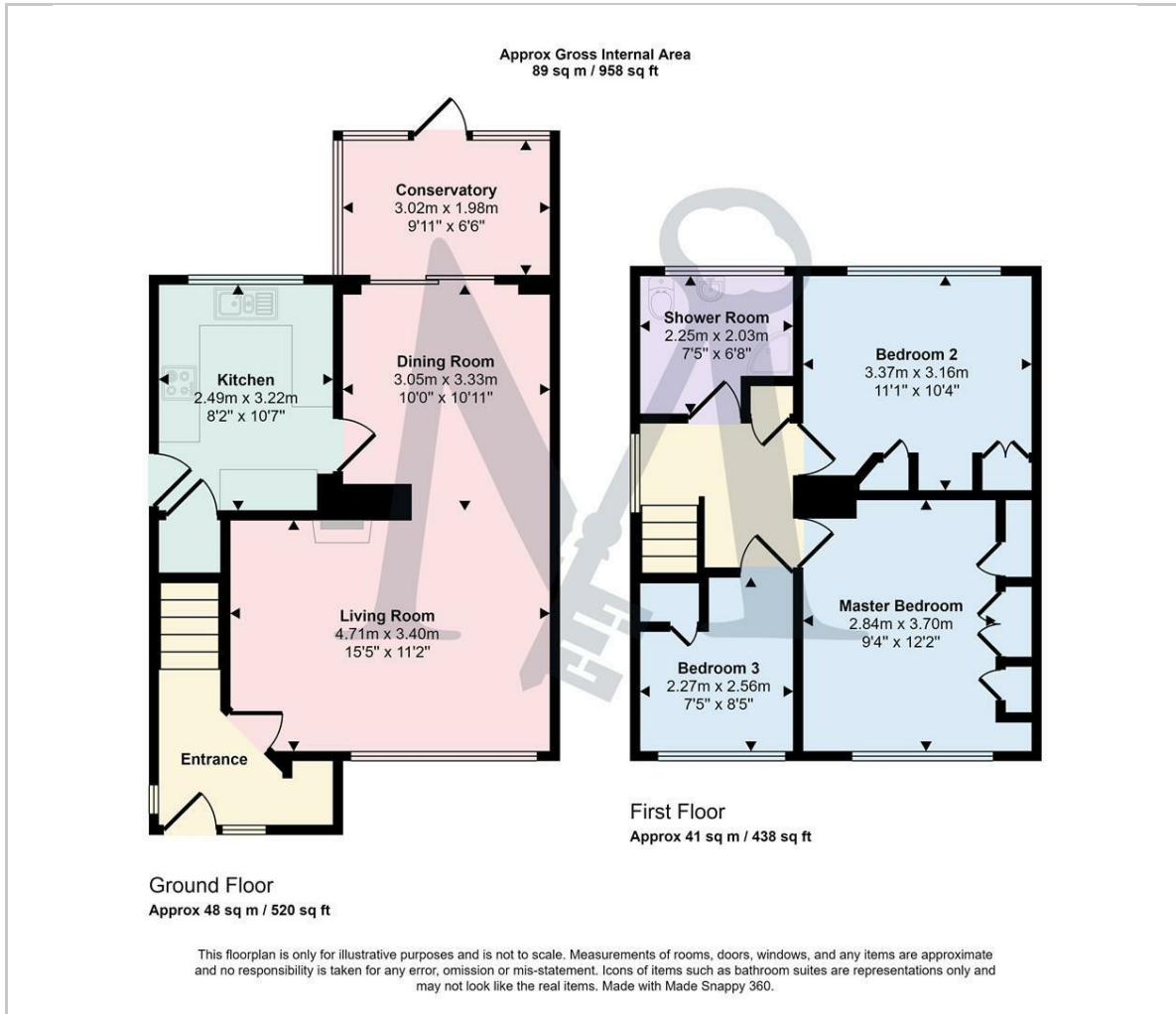
Driveway

Single Garage
9'3" x 20'0" (2.82m x 6.10m)





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

