



56 John Cooper Way, Coalville, LE67 4AQ

£400,000

4 2 1 B





# Brief Description

Located on a CORNER PLOT on John Copper Way on the edge of Coalville, this detached house has a BEAUTIFULLY DESIGNED INTERIOR that has been meticulously improved by the current owners.

Highlights of this home include the IMPRESSIVE OPEN PLAN LIVING, KITCHEN, AND DINER located at the rear of the property. The BATHROOM HAS BEEN UPGRADED to showcase a luxurious 4-piece suite, adding a touch of sophistication to the property. Additionally, the LOW-MAINTENANCE LARGE GARDEN with artificial lawns provides a tranquil outdoor space to unwind and enjoy.

Upon entering, you are greeted by a sleek porcelain tiled floor leading you to the heart of the home. The open-plan living, kitchen, and diner area is a SHOWSTOPPER, featuring granite worktops, a central island, lantern skylights, and trifold doors opening to the rear garden. The kitchen is a culinary delight with modern two-tone units, integrated appliances, and a separate utility room for added convenience.

The ground floor also offers a separate study, a large lounge with AMPLE NATURAL LIGHT, and a convenient WC. Upstairs, the master bedroom boasts a modern ensuite, while the other bedrooms are spacious and bright. The family bathroom is a LUXURIOUS RETREAT with a deep oval bath, a separate shower unit, and stylish finishes throughout.

Outside, the low-maintenance garden is a tranquil escape with ARTIFICIAL LAWNS and a large sandstone patio. A unique feature is the BARBECUE HUT from Arctic cabin, adding character and charm to the outdoor space. The front garden is softly landscaped, and the DRIVEWAY PROVIDES AMPLE OFF-ROAD PARKING leading to a SINGLE GARAGE with light and power supply.

This property is a TRUE MASTERPIECE, meticulously maintained and thoughtfully upgraded by the current owners. With its modern amenities, stylish finishes, and CONVENIENT LOCATION, this home offers a perfect blend of comfort and luxury. Don't miss the opportunity to make this stunning property your own in the vibrant town of Coalville.

£400,000



## ON THE GROUND FLOOR

Entrance Hall

Ground Floor W.C. 4'10" x 3'4" (1.47m x 1.02m)

Study 8'6" x 10'11" (2.59m x 3.33m)

Living Room 13'1" x 14'8" (3.99m x 4.47m)

Kitchen Diner 25'10" x 15'9" (7.87m x 4.80m)

Utility Room 11'5" x 5'5" (3.48m x 1.65m)

## ON THE FIRST FLOOR

Landing

Master Bedroom 11'1" x 8'7" (3.38m x 2.62m)

En Suite 5'0" x 5'10" (1.52m x 1.78m)





Bedroom 2	11'9" x 9'4" (3.58m x 2.84m)
Bedroom 3	8'6" x 11'4" (2.59m x 3.45m)
Bedroom 4	5'10" x 11'5" (1.78m x 3.48m)
Family Bathroom	8'6" x 6'11" (2.59m x 2.11m)

#### ON THE OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Single Garage	10'4" x 20'3" (3.15m x 6.17m)

## Key Features

- Granite Worktops and Central Island with Sky Lantern
- Extended Open Plan Living Dining Kitchen
- Living Room and Ground Floor Study
- En-Suite To Master Bedroom
- Beautifully Landscaped Garden
- Corner Plot with Large Driveway and Single Garage
- Stunning Four-Piece Family Bathroom
- Significant Improvements Throughout
- Separate Utility and Groundfloor W.C.
- Virtual Property Tour Available







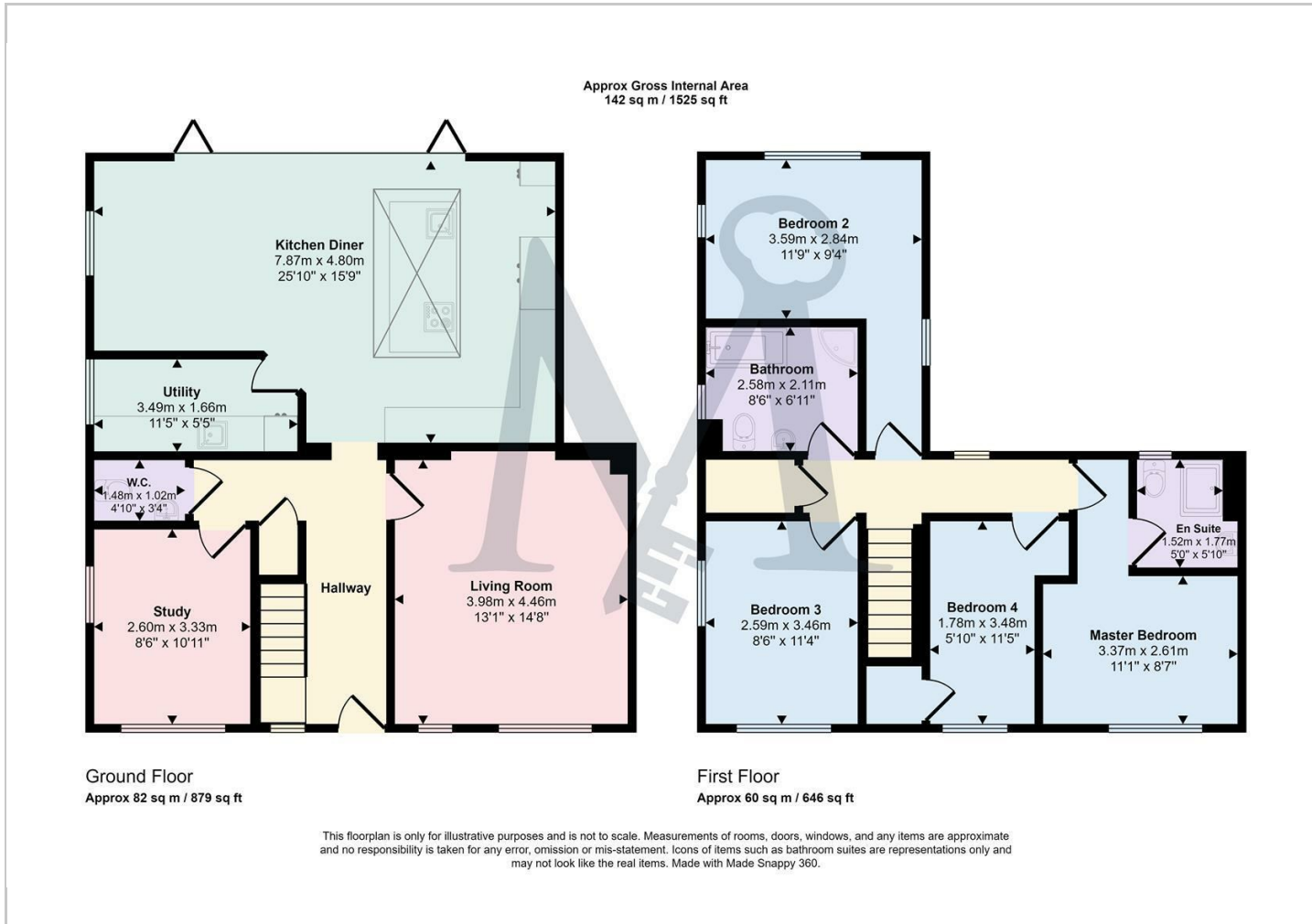




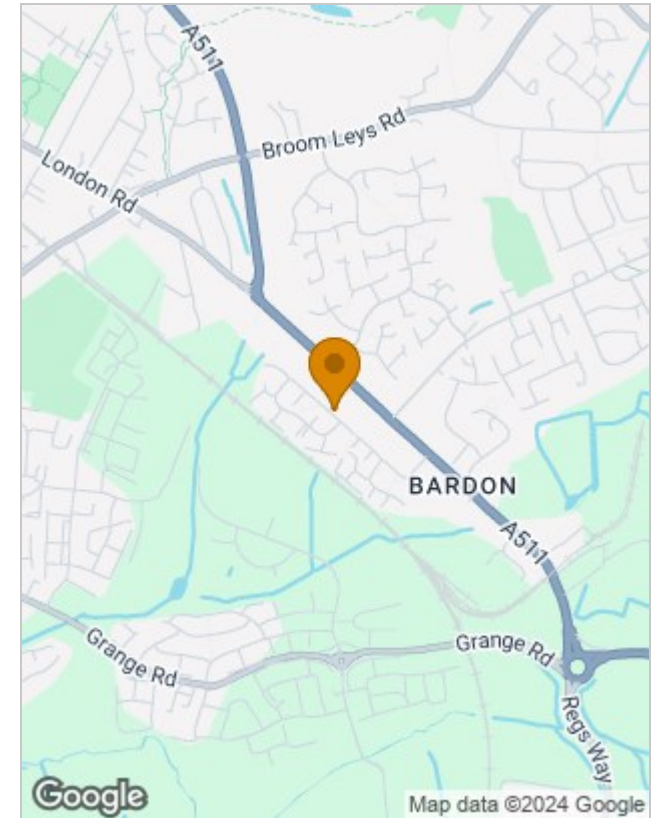




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA  
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk