



26 Mill Lane
Heather, Coalville, LE67 2QE

Offers over £500,000



Brief Description

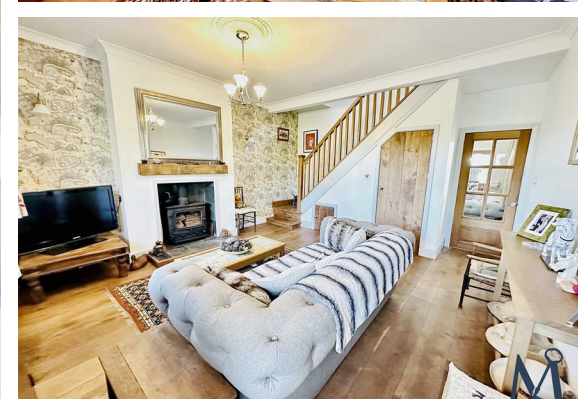
Nestled in the PICTURESQUE LOCATION of Mill Lane, Heather, this stunning detached house EXUDES CHARACTER AND CHARM, boasting a history of over 100 years. As you step inside, you are greeted by a SPACIOUS LIVING ROOM featuring beautiful oak flooring and an elegant oak staircase leading to the upper floor. The living room is adorned with wall-mounted lights, ceiling coving, and a striking fireplace with a multi-fuel burning stove.

Moving through to the sitting room, you'll find dual-aspect double glazed windows offering plenty of natural light, OAK FLOORING, and another charming fireplace with a multi-fuel burning stove. The EXTENDED KITCHEN DINER provides a range of solid oak units, a Smeg double oven, gas hob, VELUX WINDOWS and French doors overlooking the rear garden. The integrated dishwasher, spotlights, and oak flooring add a touch of luxury to this space. A convenient ground floor WC can be found adjacent to the Kitchen.

Upstairs, the main bedroom offers breathtaking COUNTRYSIDE VIEWS, ceiling coving, and a convenient JACK AND JILL EN-SUITE. Bedroom 2 features French doors opening onto a DELIGHTFUL BALCONY WITH SCENIC VIEWS, while bedrooms 3 and 4 provide ample space for a growing family. The family bathroom is elegantly designed with a white suite, bath, mains shower, and ceiling spotlights. Additionally, there is a built-in utility cupboard, perfect for housing a washing machine.

Moving outside, the property truly shines. A hardstanding area at the front leads to an electric garage door, opening up to a sheltered CARPORT AND DRIVEWAY, providing AMPLE PARKING space along with a SINGLE DETACHED GARAGE. The rear garden boasts a paved courtyard, expansive lawns, mature trees, and planted borders TEEMING WITH WILDLIFE. A sheltered pergola seating area offers a peaceful spot to enjoy the outdoors.

For those with a creative flair or in need of workspace, the STABLE OUTBUILDINGS comprising of THREE WORKSHOPS with light and power supply are a fantastic addition.





ON THE GROUND FLOOR

Living Room
13'0" x 13'5" (3.96m x 3.96m 1.52m)

Sitting Room
14'1" x 12'6" (4.29m x 3.81m)

Kitchen
14'6" x 9'3" (4.42m x 2.82m)

Dining Area
9'1" x 10'7" (2.77m x 3.23m)

Rear Lobby

Ground Floor WC
4'2" x 6'0" (1.27m x 1.83m)

ON THE FIRST FLOOR

Landing

Master Bedroom
14'4" x 12'9" (4.37m x 3.89m)

Jack and Jill En-Suite
6'9" x 11'5" (2.06m x 3.48m)

Bedroom 2
8'11" x 15'2" (2.72m x 4.62m)

Balcony

Bedroom 3
6'11" x 15'2" (2.11m x 4.62m)

Bedroom 4
10'0" x 10'0" (3.05m x 3.05m)

Family Bathroom
14'2" x 6'0" (4.32m x 1.83m)

ON THE SECOND FLOOR

Attic Office
13'4" x 11'9" (4.06m x 3.58m)

ON THE OUTSIDE

Driveway

Carport

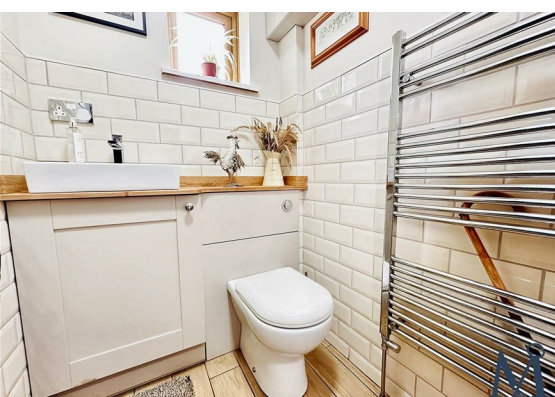
Garage
16'3" x 24'5" (4.95m x 7.44m)

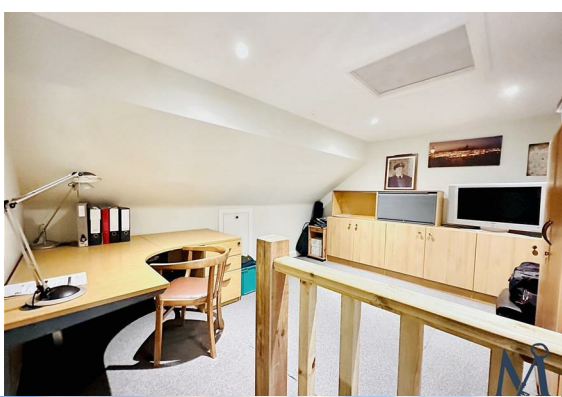
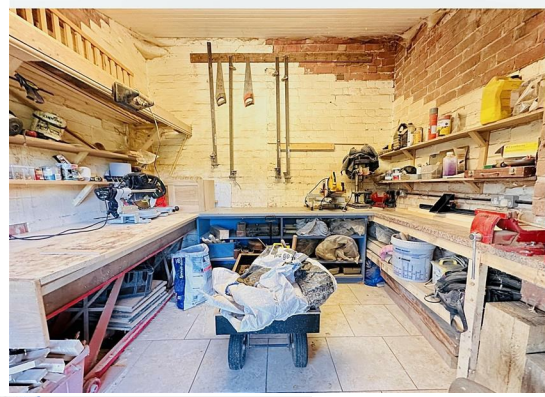
Rear Garden

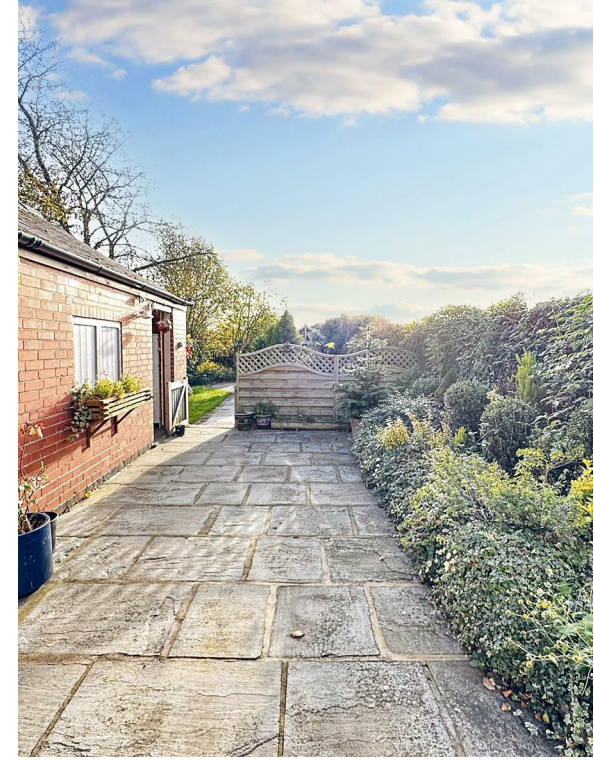
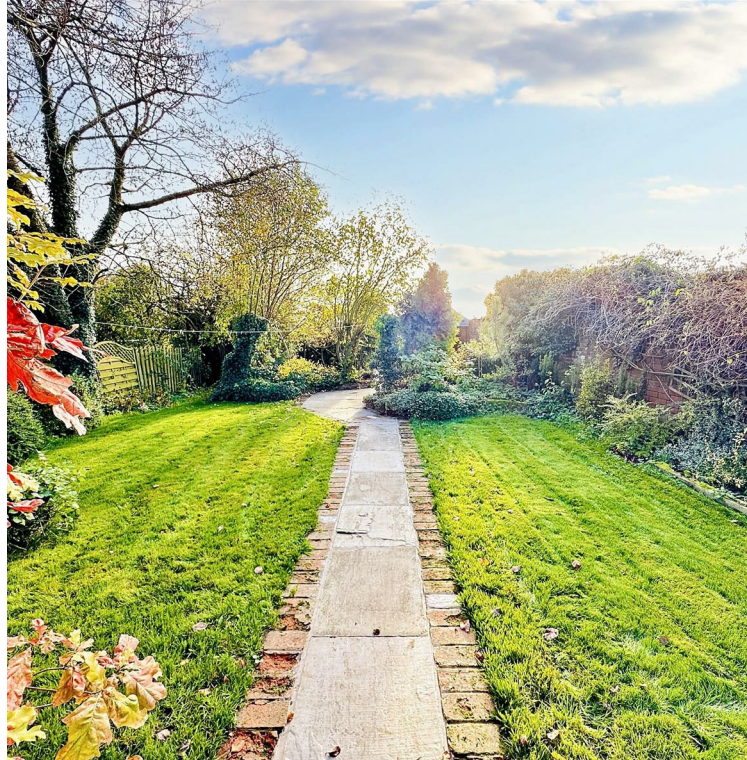
Workshop 1
9'2" x 26'8" (2.79m x 8.13m)

Workshop 2
9'1" x 10'4" (2.77m x 3.15m)

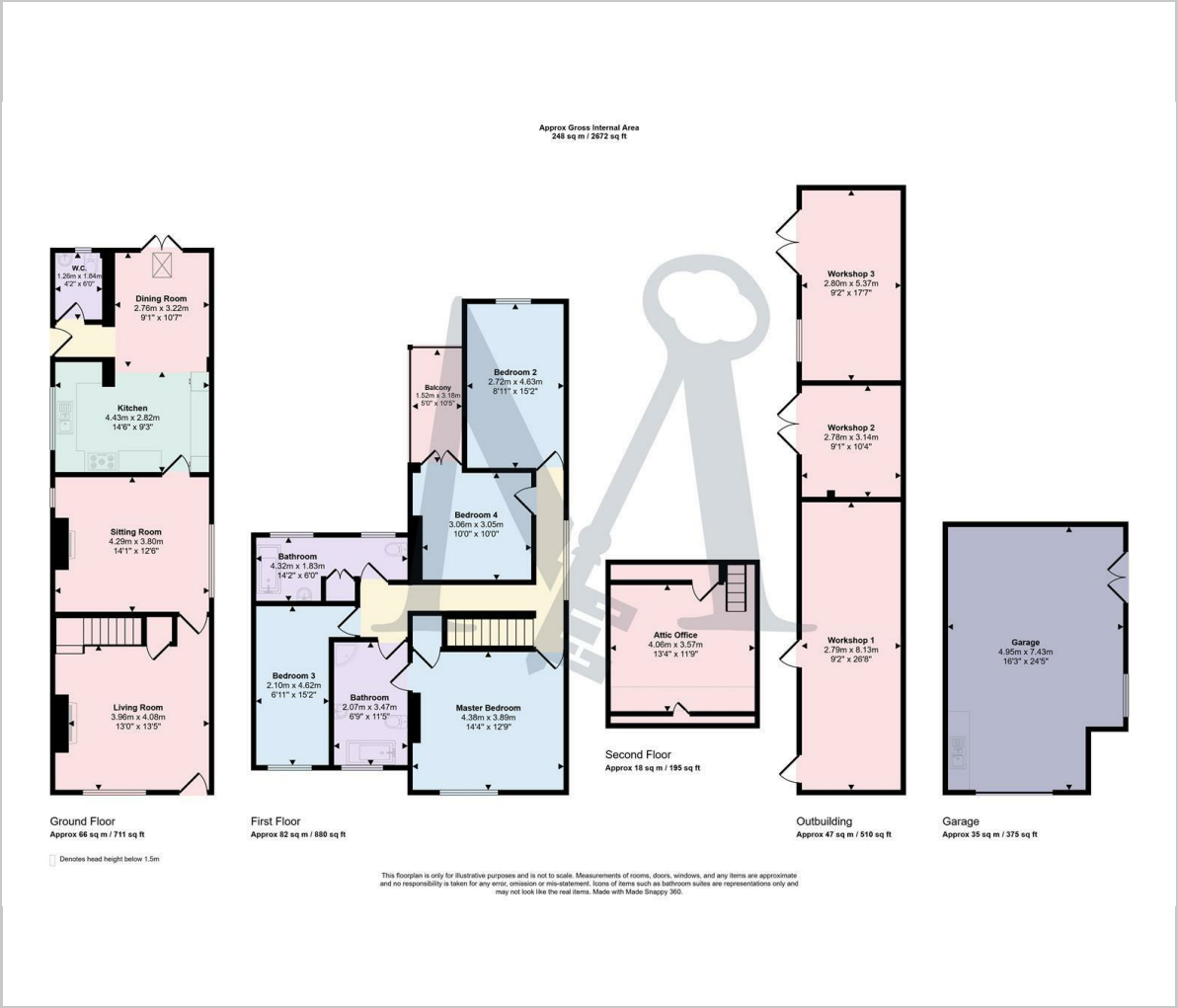
Workshop 3
9'2" x 17'7" (2.79m x 5.36m)







Floor Plan



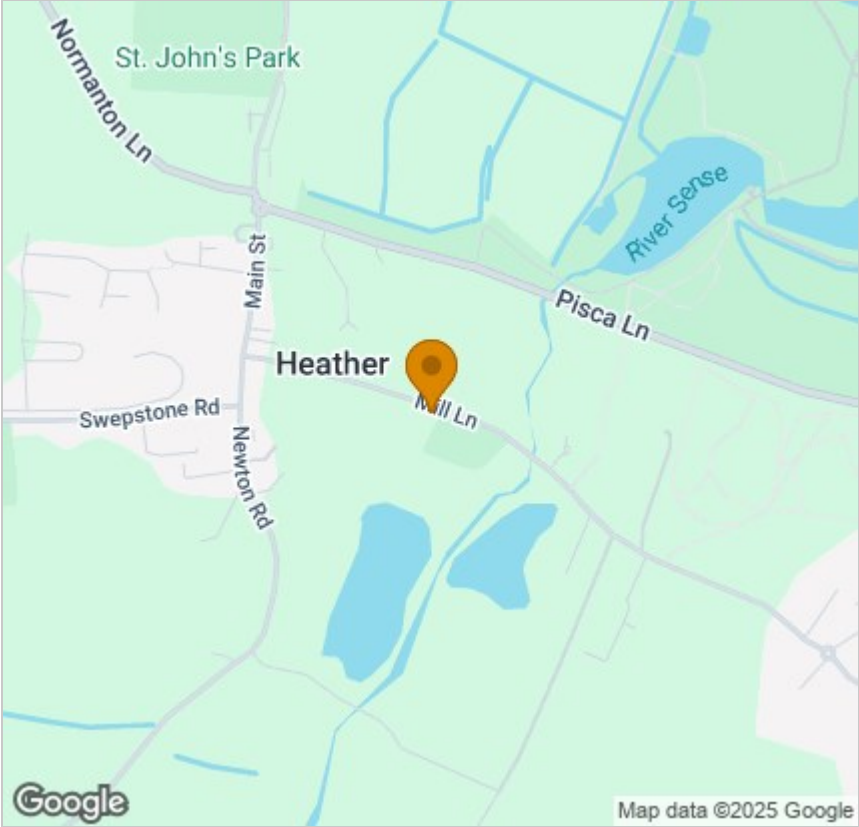
Viewing

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

