



11 School Lane, Coalville, LE67 5HE

£270,000

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# Brief Description

Situated in the popular village of Whitwick, this DELIGHTFUL DETACHED BUNGALOW on School Lane offers a perfect blend of modern living and tranquil surroundings. Spanning over an impressive 1000 square feet, this SPACIOUS TWO-DOUBLE BEDROOM PROPERTY has recently undergone extensive renovations, making it an ideal choice for those seeking a home that is ready to move into.

Upon entering, you are welcomed by a bright entrance porch that leads into a well-appointed entrance hall, providing access to all rooms. The EXPANSIVE OPEN-PLAN LIVING DINING ROOM is a standout feature, boasting a double-glazed bay window and French doors that open into a LOVELY GARDEN ROOM, perfect for enjoying the views of the SOUTH-WEST FACING REAR GARDEN in those summer months. The living space is enhanced by a charming fireplace with a gas fire, wall-mounted lights, and elegant ceiling coving.

The MODERN KITCHEN is equipped with sleek white gloss units, a breakfast bar, and integrated oven and grill. It also offers convenient access to the garden, making it easy to enjoy al fresco dining.

Both bedrooms are GENEROUSLY SIZED, featuring built-in wardrobes and ample storage, while the CONTEMPORARY SHOWER ROOM showcases a stylish three-piece suite with a spacious walk-in shower.

Externally, the property boasts a BEAUTIFULLY LANDSCAPED REAR GARDEN, complete with a combination of paved patios and lush lawn, surrounded by mature trees and shrubs, all within a secure walled and fenced boundary. The block-paved driveway provides OFF-ROAD PARKING FOR MULTIPLE VEHICLES, ensuring convenience for residents and guests alike.

This bungalow is perfect for those looking to downsize or enjoy a quieter retirement lifestyle, offering both comfort and the opportunity to add personal touches. With its PRIME LOCATION AND MODERN AMENITIES, this property is not to be missed.

£270,000



## ON THE INSIDE

Entrance Porch	11'8" x 4;9" (3.56m x 1.22m;2.74m)
Entrance Hallway	
Bedroom 1	11'4" x 11'9" (3.45m x 3.58m)
Bedroom 2	11'5" x 11'1" (3.48m x 3.38m)
Shower Room	5'7" x 7'1" (1.70m x 2.16m)
Kitchen	7'3" x 11'9" (2.21m x 3.58m)
Lounge Diner	23'10" x 14'1" (7.26m x 4.29m)
Garden Room	11'4" x 8'4" (3.45m x 2.54m)

## ON THE OUTSIDE

Rear Garden	
Driveway	

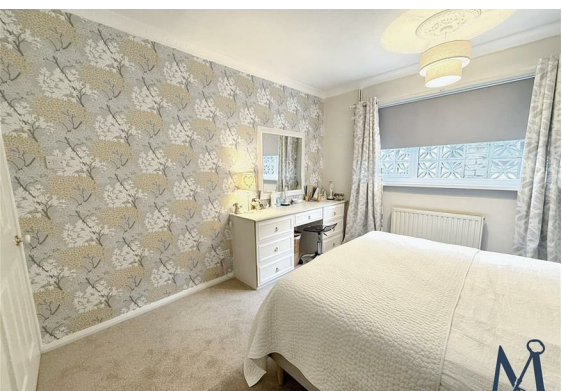


## Key Features

- Two Double Bedrooms
- Modern Kitchen
- Large South-West Facing Rear Garden
- Popular Whitwick Village Location
- Modern Central Heating System
- Extremely Spacious Living Room/Diner
- Contemporary Shower Room
- Extended Garden Room
- Recently Re-wired
- Virtual Property Tour Available

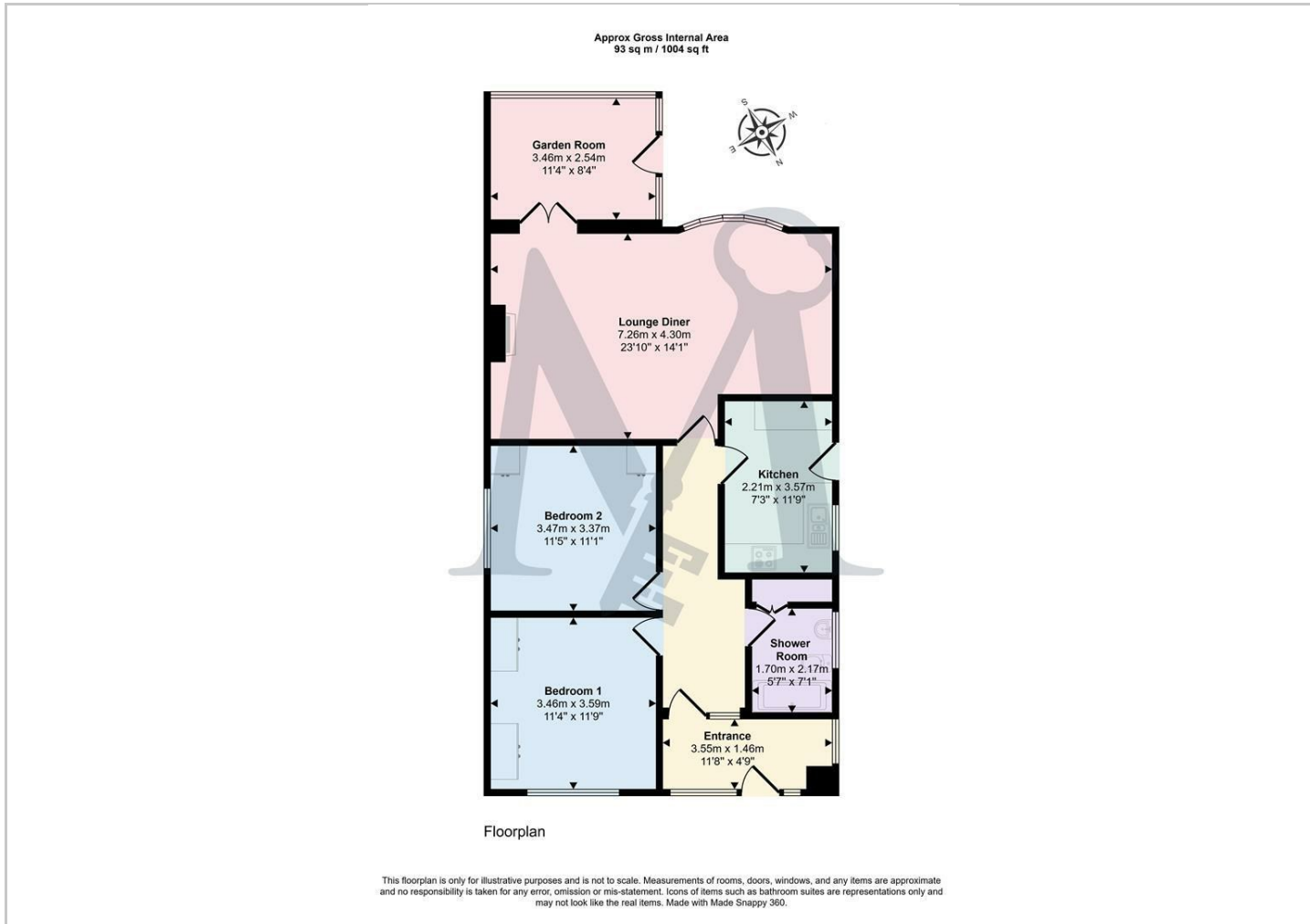








## Floor Plans



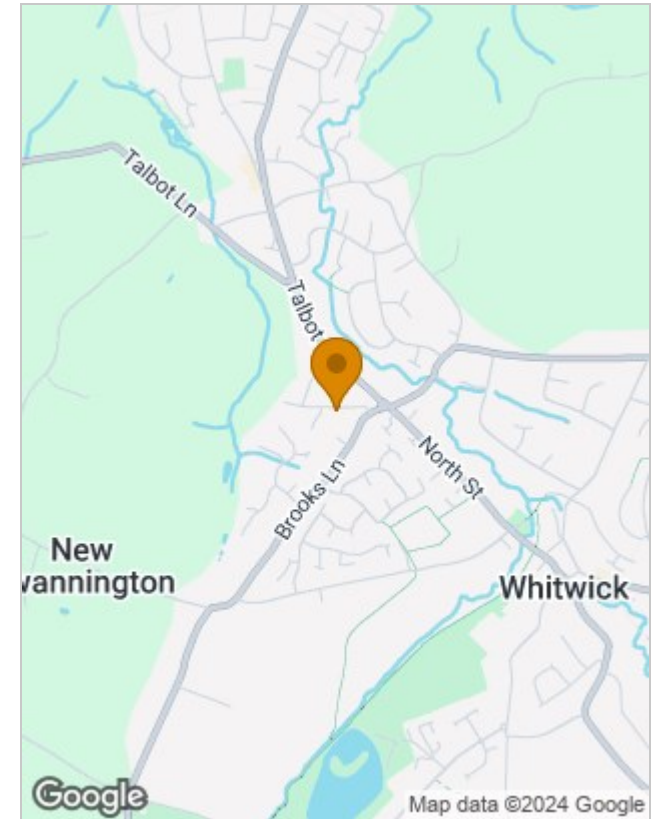
## Viewing

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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## Location Map



## Energy Performance Graph

