



12 Rockland Rise, Coalville, LE67 5BF

£325,000





Brief Description

Nestled in the tranquil cul-de-sac of Rockland Rise, Whitwick, this CHARMING DETACHED BUNGALOW offers a delightful blend of modern living and unique character. Spanning an impressive 1,259 square feet, the property boasts FOUR WELL PROPORTIONED BEDROOMS and two inviting reception rooms, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance porch adorned with stylish tile flooring and metro half-tiled walls, leading seamlessly into the CONTEMPORARY KITCHEN. This well-equipped space features a range of modern wall and base units, complete with a built-in breakfast bar, integrated oven and grill, and a dishwasher. The kitchen also provides ample space for an American fridge freezer and opens onto the side garden & roof terrace via the side access door.

The LIVING ROOM IS A COSY HAVEN, bathed in natural light thanks to its OPEN PLAN DESIGN and large double-glazed window, perfect for relaxation. An inner hall grants access to all further rooms, including a family bathroom that showcases a contemporary four-piece suite, featuring a large bath with a central mixer tap, a separate walk-in shower, and stylish tiled finish.

The EXPANSIVE CONSERVATORY, constructed of brick with an insulated ceiling, offers a versatile space with double-glazed French doors leading to the garden, as well as access to a UTILITY ROOM AND A CONVENIENT WC. The master bedroom is particularly impressive, featuring built-in wardrobes, a dressing table, and French doors that open onto a CHARMING SIDE PATIO GARDEN.

Outside, the REAR GARDEN is divided into multiple fenced areas that include lawns, a children's play area, and several paved patios and pathways surrounded by mature trees and shrubs. A side patio courtyard leads to an elevated roof terrace, providing stunning views of the surrounding landscape. The front garden is beautifully landscaped, while the block-paved driveway accommodates parking for three vehicles and leads to a SINGLE DETACHED GARAGE.



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ON THE INSIDE

Entrance Porch	7'5" x 7'3" (2.26m x 2.21m)
Kitchen	14'10" x 11'0" (4.52m x 3.35m)
Living Room	16'5" x 10'10" (5.00m x 3.30m)
Inner Hallway	
Family Bathroom	8'3" x 8'3" (2.51m x 2.51m)
Bedroom 1	13'11" x 12'0" (4.24m x 3.66m)
Bedroom 2	9'5" x 10'9" (2.87m x 3.28m)
Bedroom 3	8'1" x 7'11" (2.46m x 2.41m)
Bedroom 4	8'4" x 7'3" (2.54m x 2.21m)
Conservatory	8'4" x 17'3" (2.54m x 5.26m)
Utilty	4'5" x 5'0" (1.35m x 1.52m)



Cloakroom WC

6'2" x 4'6" (1.88m x 1.37m)

ON THE OUTSIDE

Rear Garden

Side Garden

Roof Terrace

Driveway

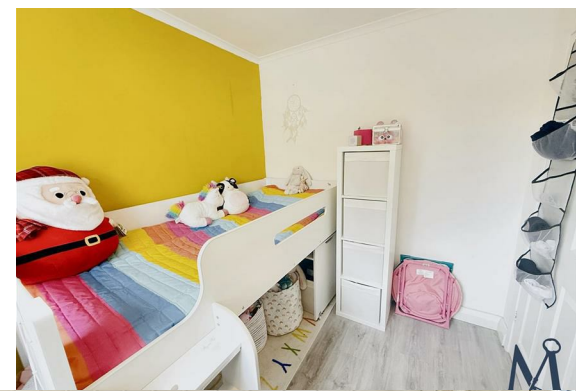
Single Garage



Key Features

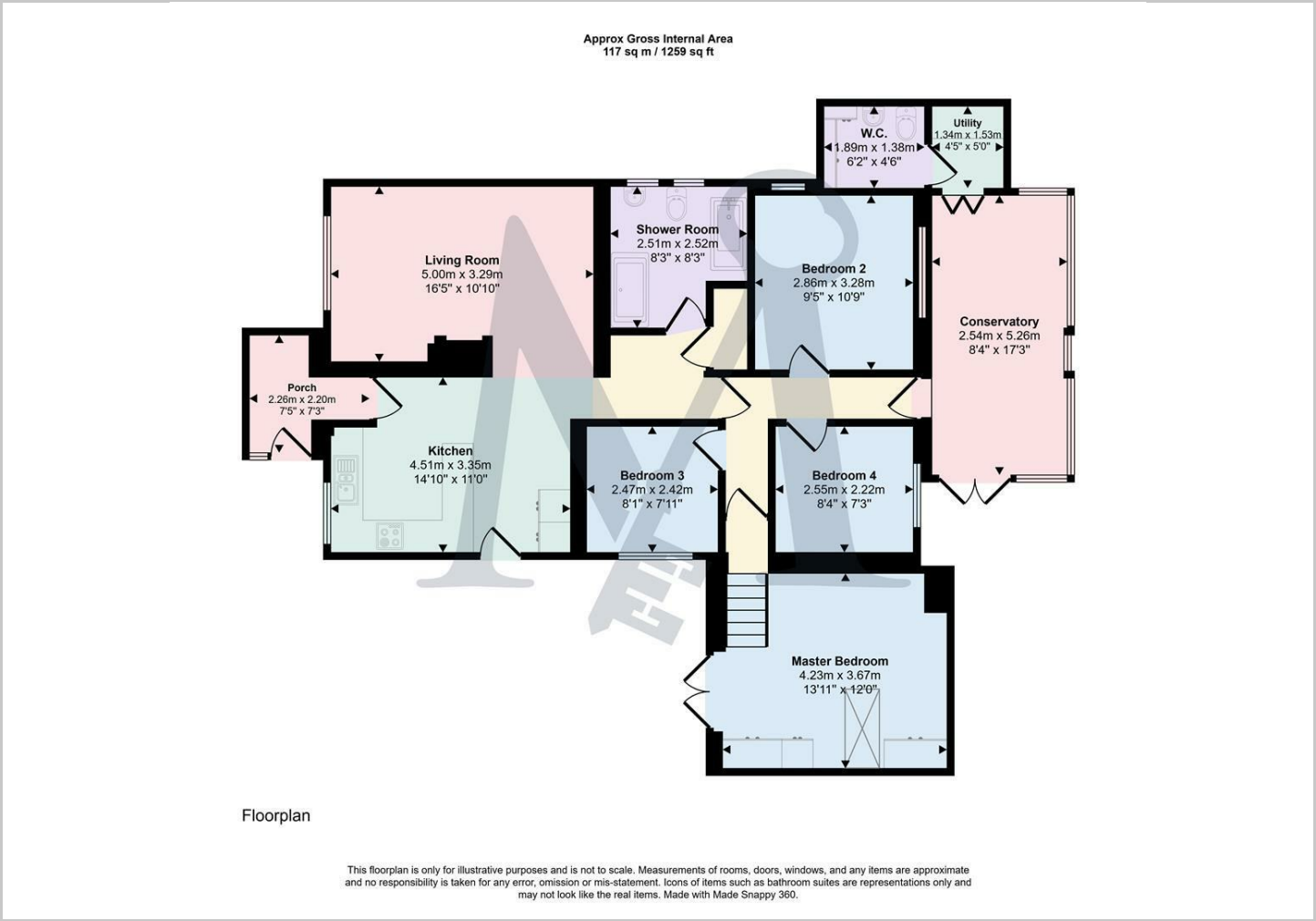
- Spacious Living Room
- Contemporary Four-Piece Bathroom
- Front, Side and Rear Gardens
- Utility and Ground Floor WC
- Detached Single Garage
- Modern Open Plan Kitchen
- Large Blocked Paved Driveway
- Extended Conservatory
- End of Cul-De-Sac Location
- Virtual Property Tour Available







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

