



22 Thomas Road  
Whitwick, Coalville, LE67 5FY

£315,000





## Brief Description

Situated in the popular village of Whitwick, this delightful detached house offers a perfect blend of modern living and **POTENTIAL FOR FURTHER ENHANCEMENT**. The extended property boasts multiple reception rooms along with three doubles bedrooms, making it ideal for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming entrance porch featuring a composite front door and **ELEGANT OAK FLOORING** which flows seamlessly into **The SPACIOUS LIVING ROOM**, adorned with a bay window whilst french doors open into the dining room which is enhanced by ceiling spotlights and is both open aspect into the homes kitchen and **EXTENDED FAMILY ROOM**. This family room is a true highlight, with French doors that lead out to the landscaped rear garden, creating a perfect connection between indoor and outdoor spaces.

The **WELL-APPOINTED KITCHEN** is fitted with a range of modern base units, complemented by a stylish tiled splashback and **LVT wood effect flooring**. It offers ample space and plumbing for essential appliances, including a washing machine, fridge/freezer, and dishwasher. An inner hall provides access to a convenient **GROUND FLOOR WC** and the staircase leading to the first floor.

Upstairs, all three bedrooms are **GENEROUSLY SIZED DOUBLE ROOMS**, with the master bedroom benefiting from its own **CONTEMPORARY EN SUITE BATHROOM**, featuring a corner shower, WC, and hand basin. The family bathroom is equally modern, equipped with a panelled bath, WC, and hand basin, all finished with tasteful tiling and wood effect vinyl flooring.

The rear garden is a true oasis, **THOUGHTFULLY LANDSCAPED** with a combination of paved patios, raised sleeper beds, a **FEATURE POND**, with a decked walkway & patio under a **CHARMING PERGOLA**. The enclosed garden offers a peaceful retreat, perfect for outdoor gatherings or quiet moments of reflection.

Parking is a breeze with a **BLOCK PAVED DRIVEWAY** for multiple vehicles along with the convenience of a single garage with light and power supply.







## ON THE GROUND FLOOR

Entrance Porch

Living Room  
11'2" x 18'6" (3.40m x 5.64m)

Dining Room  
8'4" x 11'1" (2.54m x 3.38m)

Family Room  
10'1" x 10'2" (3.07m x 3.10m)

Kitchen  
11'4" x 7'10" (3.45m x 2.39m)

Ground Floor WC

## ON THE FIRST FLOOR

Landing

Master Bedroom  
11'1" x 12'3" (3.38m x 3.73m)

En Suite  
8'8" x 4'9" (2.64m x 1.45m)

Bedroom 2  
8'2" x 14'0" (2.49m x 4.27m)

Bedroom 3  
11'7" x 8'4" (3.53m x 2.54m)

Family Bathroom  
8'9" x 6'2" (2.67m x 1.88m)

## ON THE OUTSIDE

Rear Garden

Driveway

Single Garage  
8'9" x 15'7" (2.67m x 4.75m)





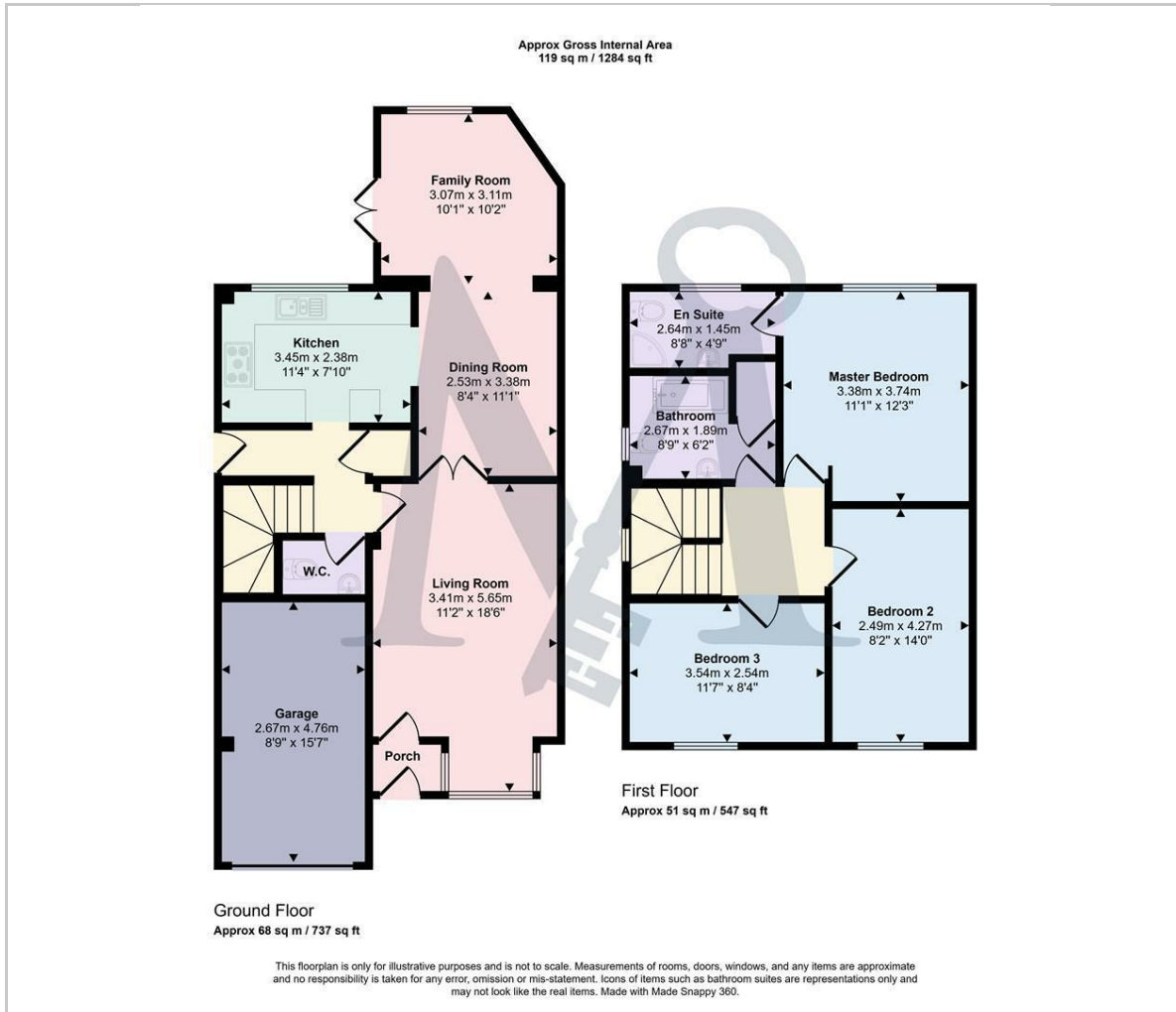








## Floor Plan



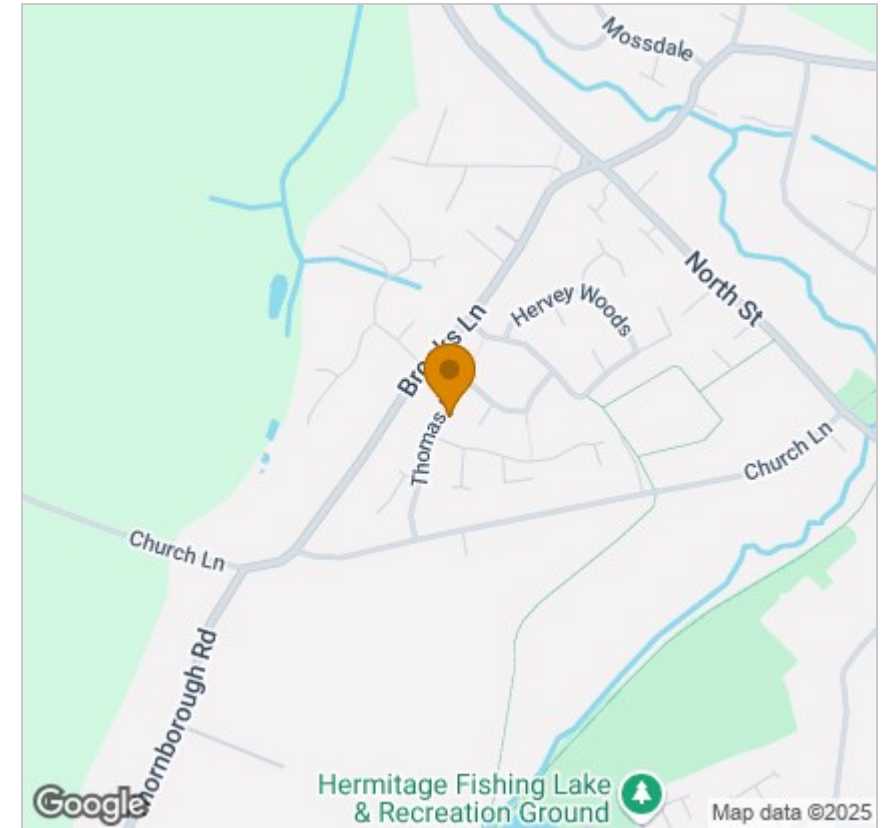
## Viewing

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

