



41 Barr Crescent, Coalville, LE67 5FF

£325,000

3

1

1

D





# Brief Description

This EXQUISITE DETACHED HOUSE offers a perfect blend of modern living and comfort. EXTENDED AND BEAUTIFULLY IMPROVED by the current owners, this property boasts an impressive 1,421 square feet of living space, making it a truly special family home.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the house. The living room is GENEROUSLY SIZED, featuring a charming bow window, ceiling spotlights, and wall-mounted lights, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the STUNNING OPEN PLAN KITCHEN, LIVING, AND DINING AREA. This space is a true ENTERTAINER’S DREAM, showcasing stylish matt black units with under-unit lighting, a sleek white quartz worktop, and high-end integrated appliances, including an oven, grill, microwave, fridge freezer, and dishwasher. The walnut breakfast bar and BUILT-IN WINE FRIDGE add a touch of luxury, while the three Velux windows and dual aspect bi-fold doors flood the room with natural light. A matching UTILITY ROOM with integrated washing machine and tumber dryer also provides easy access to a GROUND FLOOR WC, adding extra convenience.

Upstairs, the MASTER BEDROOM IS SPACIOUS and is complemented by two additional well-proportioned bedrooms, one of which is equipped with a built in desk to make the perfect home office. The CONTEMPORARY FAMILY BATHROOM features a luxurious ‘P’ shape panel Jacuzzi bath, ensuring relaxation at the end of the day.

Externally, the SOUTH-WEST FACING GARDEN is a true highlight, featuring a LARGE PORCELAIN TILED PATIO, large lawn and planted borders. A MOVABLE COMPOSITE DECKING AREA reveals a SUNKEN JACUZZI, perfect for unwinding in the sun or winter nights. Additional amenities include a garden shed, a home gym area and a tandem garage, while the block-paved driveway provides AMPLE OFF-ROAD PARKING

This property is not just a house; it's SHOW HOME SPEC that promises a lifestyle of comfort and elegance in a popular village location.

£325,000



## ON THE GROUND FLOOR

Entrance Hall	
Living Room	13'10" x 13'5" (4.22m x 4.09m)
Kitchen	17'0" x 9'4" (5.18m x 2.84m)
Living Diner	17'3" x 10'10" (5.26m x 3.30m)
Utility Room	6'1" x 6'0" (1.85m x 1.83m)
Ground Floor WC	6'3" x 3'0" (1.91m x 0.91m)

## ON THE FIRST FLOOR

Landing	
Bedroom 1	10'3" x 11'7" (3.12m x 3.53m)
Bedroom 2	8'8" x 11'1" (2.64m x 3.38m)



Bedroom 3 6'7" x 8'0" (2.01m x 2.44m)  
Family Bathroom 7'11" x 5'5" (2.41m x 1.65m)

#### ON THE OUTSIDE

Rear Garden  
Driveway  
Tandem Garage

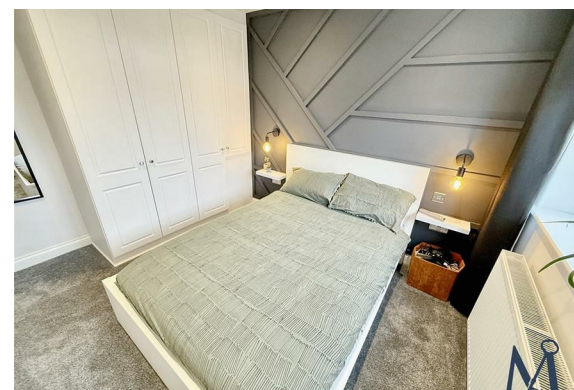


## Key Features

- Stunning Open Plan Living Kitchen Diner
- Fabulous Fully Fitted Kitchen
- Separate Utility and Ground Floor WC
- Immaculately Presented Accommodation
- Landscaped South West Facing Rear Garden
- Over-Sized Tandem Garage
- Quartz Worktops and Bi-fold Doors
- Contemporary Family Bathroom
- Electric Blinds and Projector Built In
- Virtual Property Tour Available



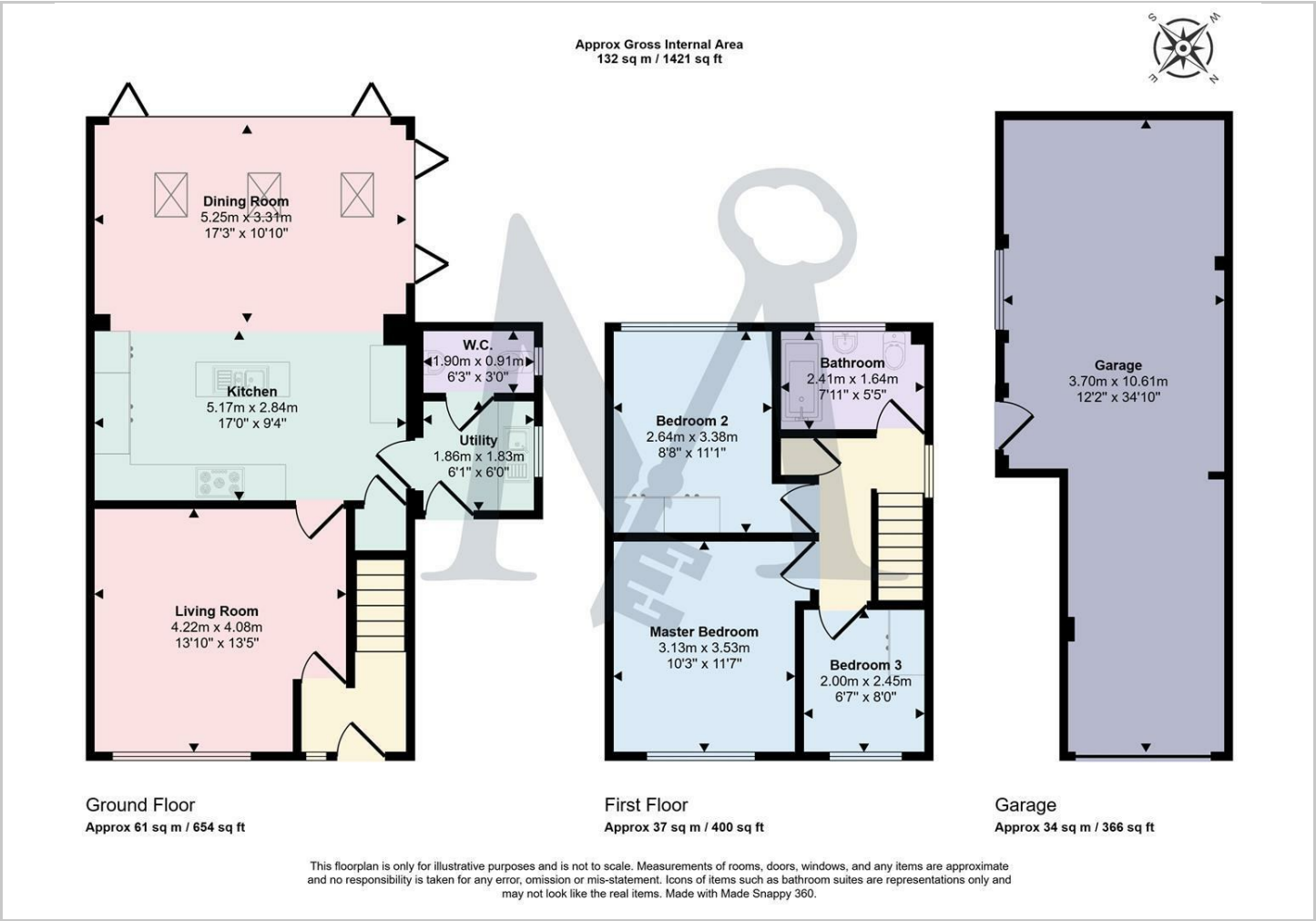








Floor Plans



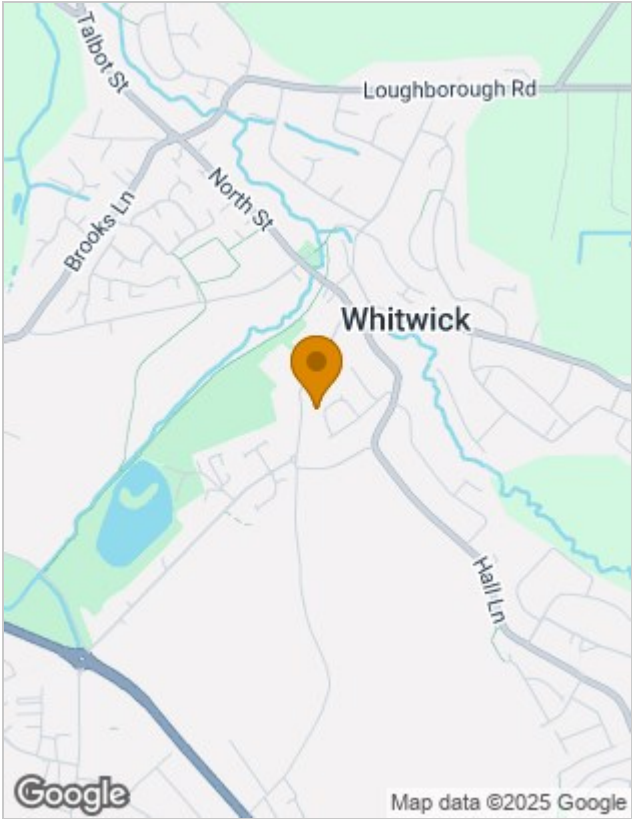
Viewing

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.

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

Location Map



Energy Performance Graph

