



MAYNARD
ESTATES



77 Station Road, Coalville, LE67 1BJ

£360,000





Brief Description

This nearly BRAND NEW, DETACHED, FOUR BEDROOMS HOME offers EXTENSIVE and MODERN ACCOMMODATION OVER THREE FLOORS with ZONED UNDERFLOOR HEATING on the ground floor. This home is a MUST-SEE property with all that it has to offer with a 10 YEAR STRUCTURAL WARRANTY.

This STUNNING home features a large OPEN-PLAN KITCHEN DINER/FAMILY ROOM with French doors leading out onto the LANDSCAPED rear garden which create a continuous flow. The kitchen benefits from a range of integrated appliances; including oven and grill, induction hob, fridge-freezer, and dishwasher.

This stunning open plan space promotes casual dining and conversation, along with dedicated areas which create a seamless flow, PERFECT FOR HOSTING GATHERINGS or enjoying family time. A WC off a welcoming entrance hall adds convenience and functionality to the home. The SPACIOUS LIVING ROOM is situated to the front of the property which offers AMPLE SPACE for freestanding furniture providing a wonderful space for relaxation.

This floor occupies THREE DOUBLE BEDROOMS all complete with fitted wardrobes along with a FOUR PIECE FAMILY BATHROOM complete with bath, separate shower, WC and wash hand basin.

The MASTER BEDROOM occupies the SECOND FLOOR which is a FANTASTIC SIZE with VIEWS OVER NEIGHBOURING FIELDS complete with SEPERATE DRESSING ROOM with fitted wardrobes and STYLISH EN-SUITE adding to the allure and wonder of this amazing home with its own private top floor space.

Externally the property continues to impress with a BEAUTIFULLY LANDSCAPED REAR GARDEN benefitting from a porcelain paved patio, garden shed and lawn. A BLOCK-PAVED DRIVEWAY provides OFF-ROAD PARKING for MULTIPLE VEHICLES.

Please note that there is an annual management fee payable of approximately £22 pcm.

£360,000



ON THE GROUND FLOOR

Entrance Hall	
Ground Floor WC	
Living Room	10' x 15'6" (3.05m x 4.72m)
Kitchen Diner	17'9" x 13'4" (5.41m x 4.06m)

ON THE FIRST FLOOR

Landing	
Bedroom Two	9'5" x 10'5" (2.87m x 3.18m)
Bedroom Three	10'3" x 9'3" (3.12m x 2.82m)
Bedroom Four	8'1" x 9'5" (2.46m x 2.87m)
4Pc Family Bathroom	7'0" x 8'8" (2.13m x 2.64m)



ON THE SECOND FLOOR

Master Bedroom	18'1" x 12'7" (5.51m x 3.84m)
Dressing Room	5'8" x 8'5" (1.73m x 2.57m)
En-Suite	5'8" x 8'5" (1.73m x 2.57m)

ON THE OUTSIDE

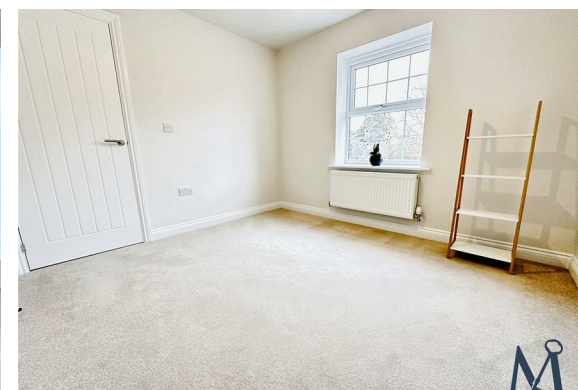
Rear Garden
Front Garden
Driveway
Single Garage

Key Features

- A Nearly Brand New Detached Family Home
- Stunning Open Plan Live'In Kitchen Diner
- Four Piece Family Bathroom Suite
- 10 Year Structural Warranty
- Four Double Bedrooms
- Air Source Heating System & Underfloor Heating
- Spacious Living Room
- Top Floor Master Bedroom Suite
- Master Dressing Room & En-Suite
- Large Driveway & Single Garage

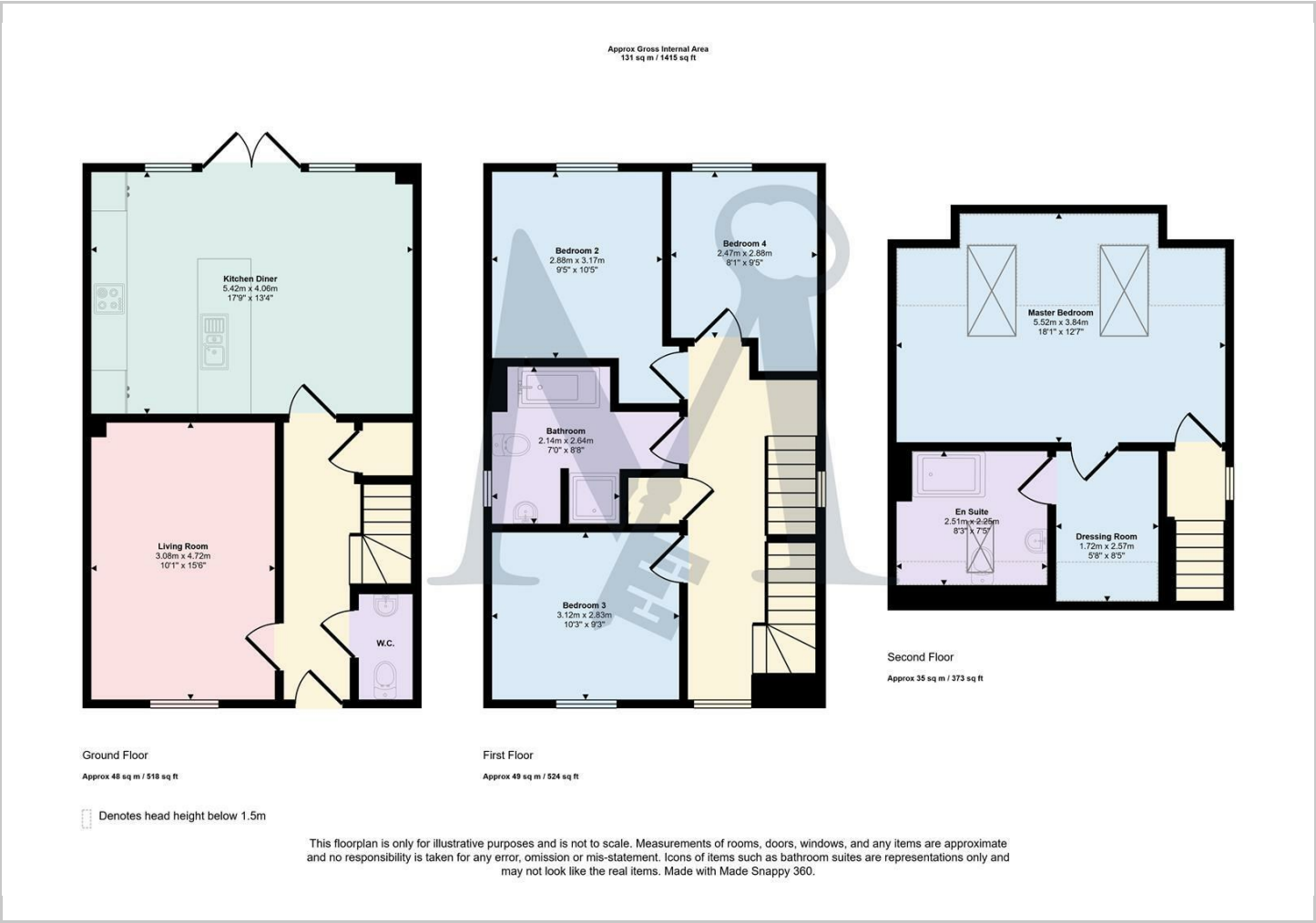








Floor Plans



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

