



MAYNARD
ESTATES



4 Clarke Close, Coalville, LE67 5FG

£325,000



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Brief Description

This delightful three double bedroom detached house on Clarke Close, Whitwick, offers a perfect blend of modern living and family comfort. Spanning an impressive 1,270 sqft, the property boasts a range of appealing features such as individual rooms as well as open plan accommodation that make it an ideal family home allowing you to add your own touch.

Upon entering, you are greeted by a WELCOMING ENTRANCE HALL that leads to a SPACIOUS LIVING ROOM, adorned with glazed French doors that seamlessly connect to a STUNNING OPEN PLAN LIVING KITCHEN DINER. This area, with its VAULTED CEILING, creates a bright and airy atmosphere, perfect for family gatherings and entertaining. The kitchen is well-equipped with contemporary wall and base units, an integrated oven and grill, and ample space for an American fridge freezer, ensuring that culinary enthusiasts will feel right at home.

The ground floor also includes a VERSITILE STUDY/SNUG/PLAYROOM, a LARGE UTILITY ROOM, and a convenient GROUND FLOOR WC, enhancing the practicality of the layout. Upstairs, you will find THREE GOOD Y SIZED DOUBLE BEDROOMS, with the second bedroom benefiting from its own EN SUITE SHOWER ROOM. The modern family bathroom features a stylish three-piece suite, complete with an L-shaped bath and mains shower, as well as built-in vanity cupboards for added convenience.

The SOUTH-FACING REAR GARDEN is a true highlight, offering a tranquil outdoor space with paved patios, decking, garden shed and a well-maintained lawn, all enclosed for privacy. The front of the property features a gravelled area that provides ADDITIONAL PARKING, complemented by a block-paved driveway that accommodates MULTIPLE VEHICLES SIDE-BY-SIDE.

This BEAUTIFULLY PRESENTED HOME, offers ample scope for personalisation, allowing you to INFUSE YOUR OWN STYLE and character. With its desirable location, NO CHAIN and spacious living areas, this property is a must-see for those seeking a family-friendly residence in popular Whitwick village.

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ON THE GROUND FLOOR

Entrance Hall	
Living Room	10'10" x 20'5" (3.30m x 6.22m)
Study/Play Room	7'7" x 10'11" (2.31m x 3.33m)
Utility Room	12'1" x 10'3" (3.68m x 3.12m)
Ground Floor WC	
Living Kitchen Diner	21'10" x 13'10" (6.65m x 4.22m)

ON THE FIRST FLOOR

Landing	
Bedroom 1	11'0" x 10'11" (3.35m x 3.33m)
Bedroom 2	10'9" x 8'8" (3.28m x 2.64m)





En Suite

Bedroom 3

10'9" x 10'11" (3.28m x 3.33m)

Family Bathroom

6'8" x 8'9" (2.03m x 2.67m)

ON THE OUTSIDE

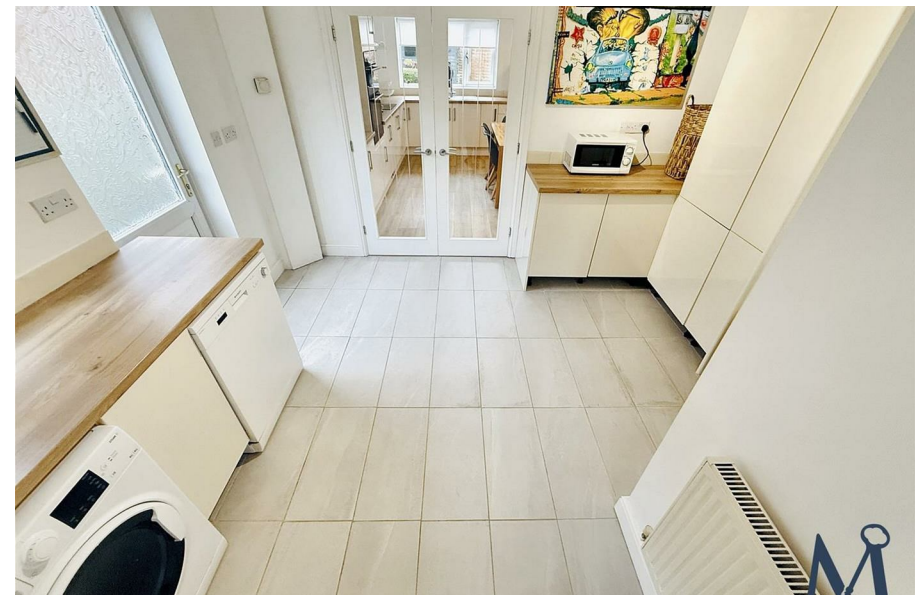
Rear Garden

Front Garden

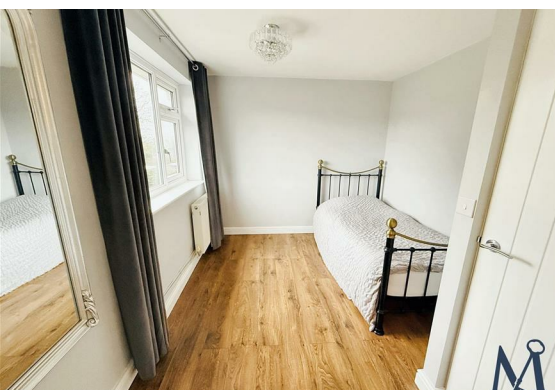
Driveway

Key Features

- Three Double Bedrooms
- Modern En Suite Shower Room
- Stunning Open Plan Living Kitchen Diner
- Utility And Ground Floor WC
- Parking For Multiple Vehicles
- Contemporary Family Bathroom
- Spacious Living Room
- Separate Study/Play Room
- South Facing Rear Garden
- No Upward Chain

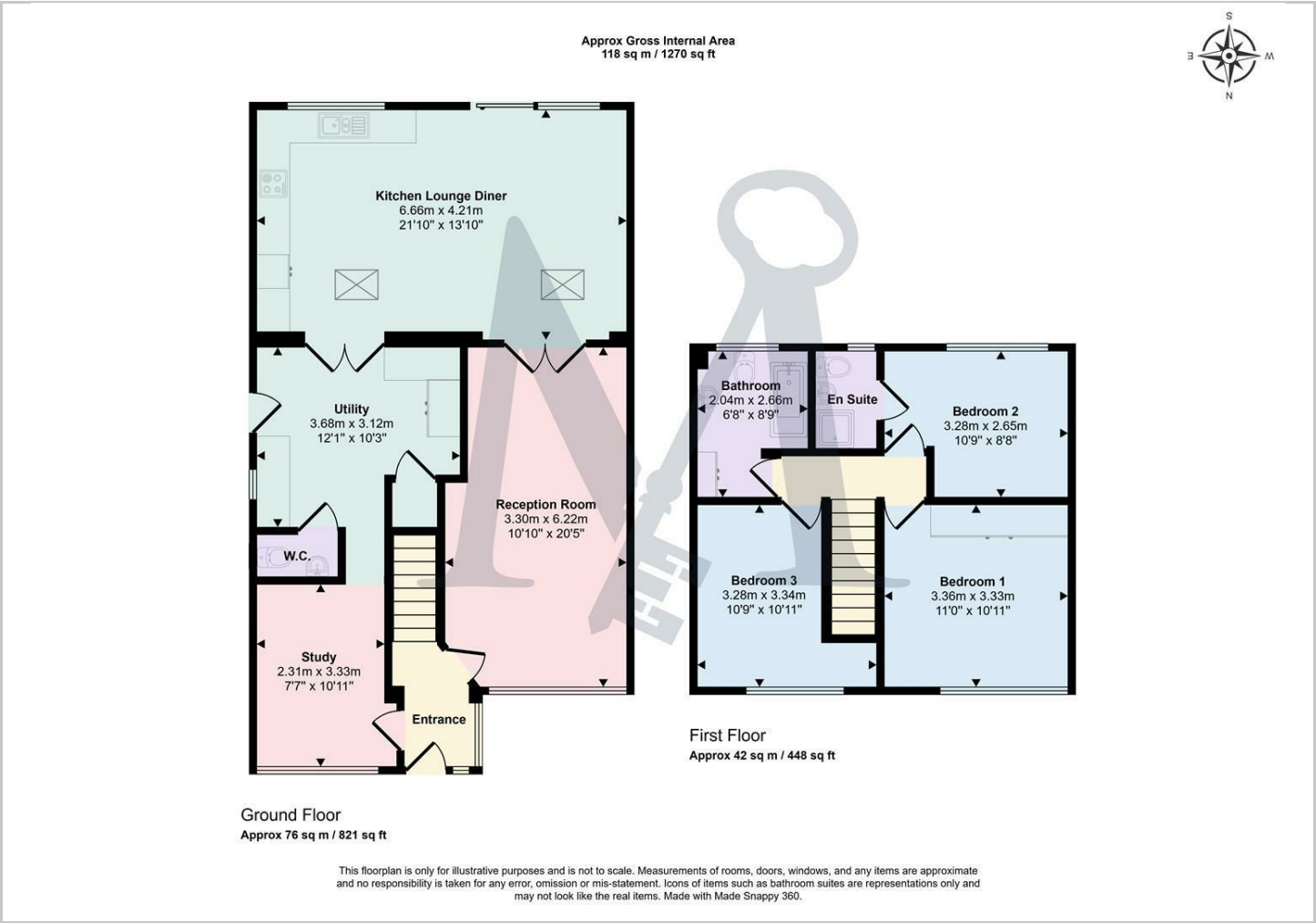




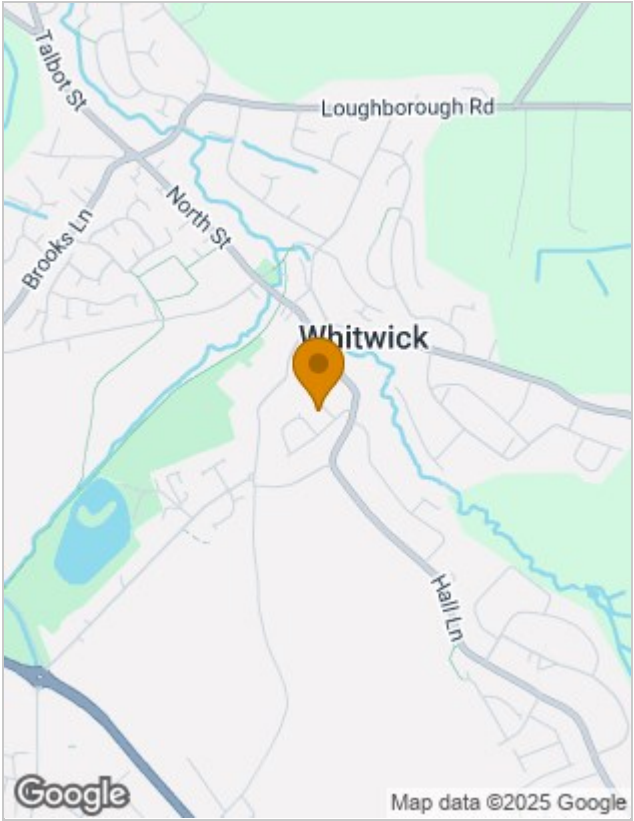




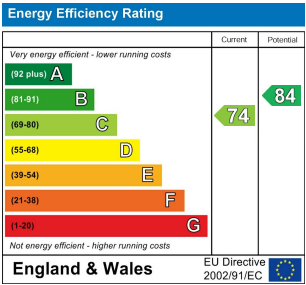
Floor Plans



Location Map



Energy Performance Graph



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.