



14 Romans Crescent, Coalville, LE67 4QU

£350,000









# Brief Description

On the outskirts of Coalville, Romans Crescent presents a superb opportunity to acquire a BEAUTIFULLY IMPROVED AND EXTENDED four-bedroom detached house. Spanning an impressive 1,509 sq ft, this contemporary home is designed with style and functionality in mind, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed by a charming entrance porch featuring luxurious engineered oak flooring and a convenient built-in storage cloak and shoe cupboard. The SPACIOUS LIVING ROOM continues the theme of modern elegance with its tasteful decor, wall-mounted lights, and a staircase leading to the first floor. The heart of the home is undoubtedly the OPEN-PLAN LIVING KITCHEN DINER with under-floor heating, whilst boasting a range of modern wall and base units, an integrated double oven and grill, a dishwasher, and a fridge. The dining area is enhanced by feature pendant lighting and flows seamlessly into the conservatory, a delightful space currently used as a sitting area, with French doors that open onto the SUNLIT REAR GARDEN.

The ground floor also offers a PRACTICLE WC, a UTILITY ROOM, and a VERSATILE HOME OFFICE that could easily serve as a PLAYROOM. Ascending to the first floor, you will find four generously sized bedrooms, including a master suite complete with an EN-SUITE BATHROOM and a selection of freestanding wardrobes. The family bathroom is a CONTEMPORARY HAVEN, featuring a stylish three-piece suite with an 'L' shaped panel bath and an overhead shower.

Outside, the WESTERLY FACING REAR GARDEN is a true retreat, designed for relaxation and entertainment with its landscaped features, large paved patios, raised planted beds, and an artificial lawn. The front garden is equally impressive, offering a spacious lawn, a tarmac driveway with PARKING FOR MULTIPLE VEHICLES, and a single garage equipped with light and power supply.

This property is set within a GOOD-SIZED PLOT, providing ample outdoor space and a pleasant outlook.



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## ON THE GROUND FLOOR

Entrance Porch	
Living Room	13'6" x 15'0" (4.11m x 4.57m)
Dining Area	12'2" x 8'7" (3.71m x 2.62m)
Kitchen	8'6" x 12'1" (2.59m x 3.68m)
Conservatory	10'8" x 10'7" (3.25m x 3.23m)
Rear Lobby	
Ground Floor WC	
Utility Room	7'3" x 8'11" (2.21m x 2.72m)
Study	7'10" x 7'1" (2.39m x 2.16m)

## ON THE FIRST FLOOR

Landing





Master Bedroom	13'4" x 12'0" (4.06m x 3.66m)
En Suite	7'2" x 2'9" (2.18m x 0.84m)
Bedroom 2	10'4" x 8'7" (3.15m x 2.62m)
Bedroom 3	8'2" x 11'11" (2.49m x 3.63m)
Bedroom 4	7'4" x 8'7" (2.24m x 2.62m)
Family Bathroom	6'4" x 8'6" (1.93m x 2.59m)

#### ON THE OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Single Garage	7'2" x 14'2" (2.18m x 4.32m)

## Key Features

- Beautifully Presented Family Home
- Spacious Living Room
- En-Suite To Master Bedroom
- Large Driveway & Single Garage
- Ground Floor WC & Utility Room
- Open Plan Living Kitchen Diner
- Contemporary Family Bathroom
- Landscaped West Facing Rear Garden
- Home Office & Conservatory
- Virtual Property Tour Available







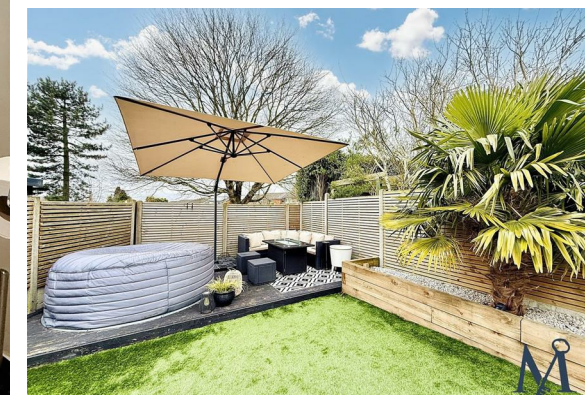
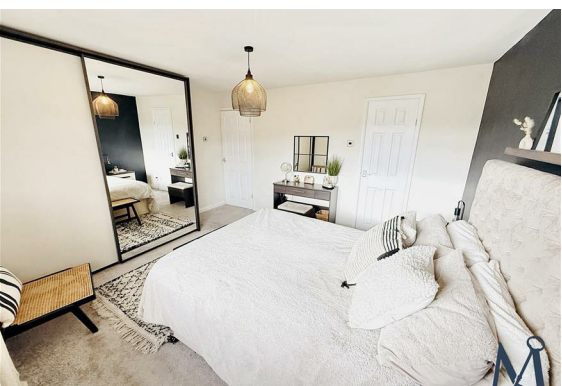










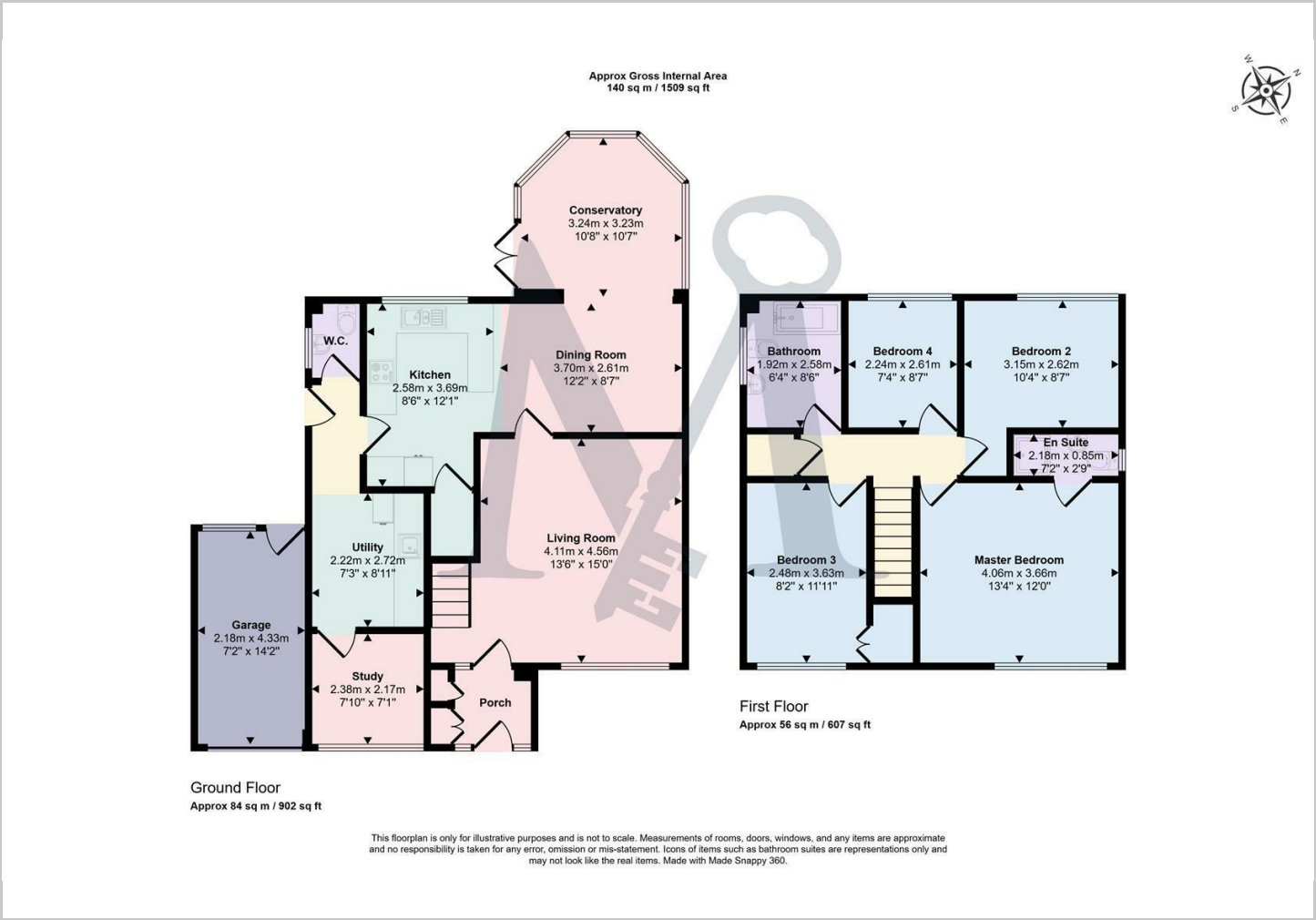








Floor Plans



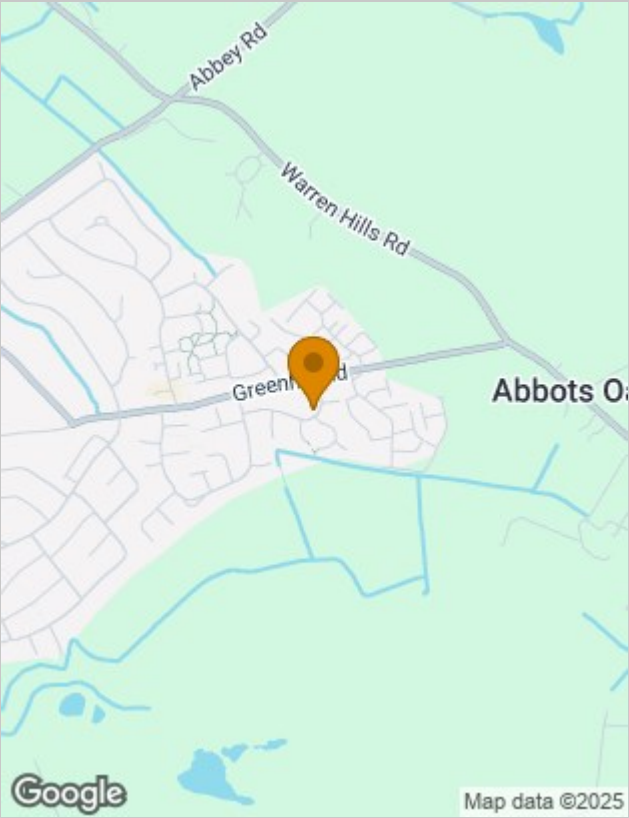
Viewing

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

