



MAYNARD
ESTATES

40 Peterfield Road
Whitwick, Coalville, LE67 5PR

£230,000



Brief Description

Offered AVAILABLE WITH NO UPWARD CHAIN, in the sought-after area of Peterfield Road, Whitwick, this charming three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. with a stunning sun-lit and substantial south west facing rear garden. The property is in need of some modernisation, offering FANTASTIC POTENTIAL FOR IMPROVEMENT to suit your personal taste.

Upon entering, you are welcomed by a spacious entrance hall, complete with a built-in cloak cupboard and stairs leading to the first floor. The hallway provides access to a GENEROUS 24ft LIVING ROOM/DINER, featuring a cosy fireplace with a gas fire and wall-mounted lights. Double-glazed sliding doors open up to an EXTENDED GARDEN ROOM, allowing for an abundance of natural light and seamless access to the EXPANSIVE GARDEN.

The kitchen is equipped with a range of wall and base units, a freestanding oven and grill, and ample space for a washing machine and tumble dryer. A door leads directly to the rear garden, complemented by an under-stair pantry for additional storage.

Upstairs, you will find THREE COMFORTABLE BEDROOMS, each offering practical storage solutions. The MODERN SHOWER ROOM boasts a three-piece white suite and tiled flooring, providing a fresh and contemporary feel.

The STANDOUT FEATURE of this property is undoubtedly the large, southwest-facing rear garden, which serves as a SUN TRRAP. This well-established outdoor space includes paved patios, shaped lawns, and an array of planted borders, along with timber outbuildings, shrubs, and trees, all enclosed within a secure fenced boundary with side gate access. The front garden is laid with gravel stone, and a block-paved driveway provides OFF- ROAD PARKING FOR MULTIPLE VEHICLES, leading to a detached garage.

With no upward chain, this property is ready for you to make it your own. Don't miss the chance to transform this house into your perfect home in a desirable location.





ON THE GROUND FLOOR

Entrance Hall

Kitchen
14'10" x 8'2" (4.52m x 2.49m)

Living Room / Diner
24'6" x 11'8" (7.47m x 3.56m)

Garden Room
8'1" x 11'0" (2.46m x 3.35m)

ON THE FIRST FLOOR

Landing

Bedroom 1
12'0" x 11'0" (3.66m x 3.35m)

Bedroom 2
10'1" x 11'0" (3.07m x 3.35m)

Bedroom 3
8'7" x 7'4" (2.62m x 2.24m)

Shower Room

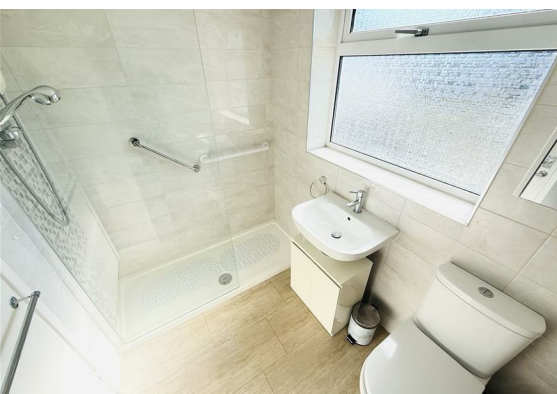
ON THE OUTSIDE

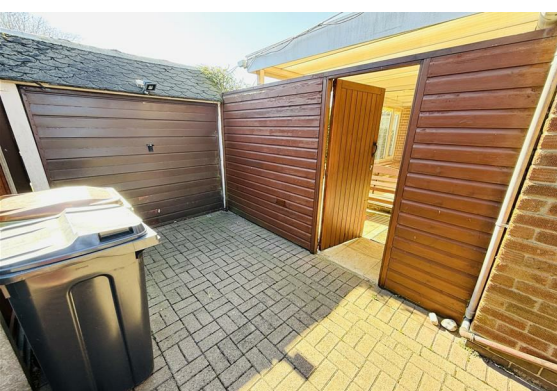
Front Garden

Rear Garden

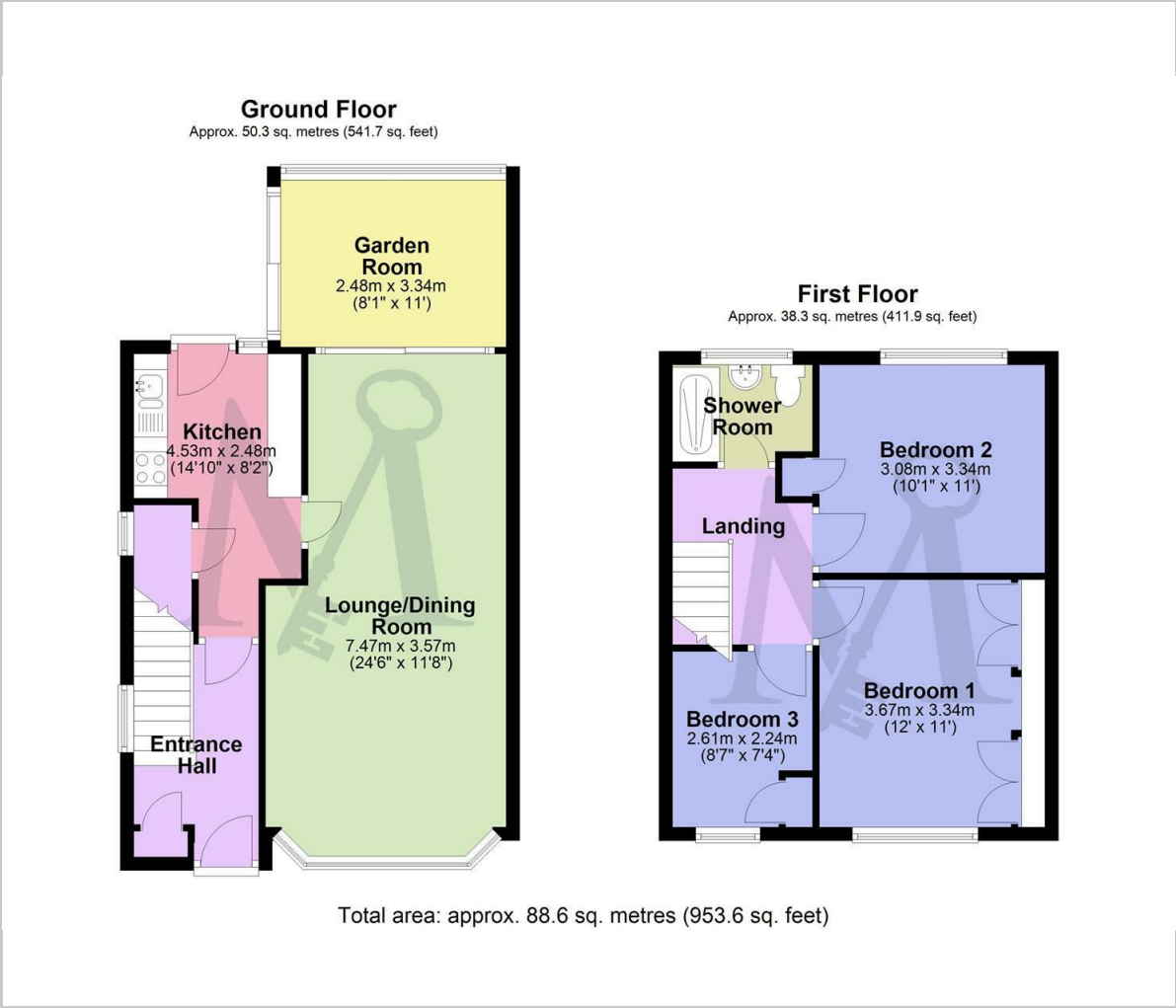
Driveway

Garage
8'0" x 13'1" (2.44m x 3.99m)





Floor Plan



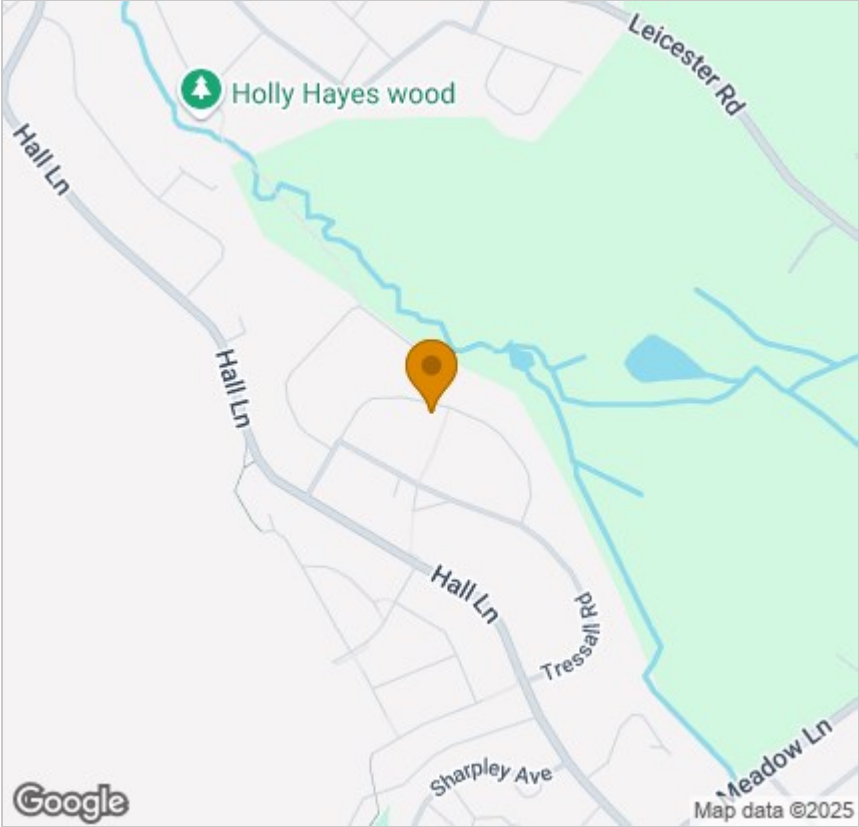
Viewing

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

Area Map



Energy Efficiency Graph

