



153 Brooks Lane
Whitwick, Coalville, LE67 5DZ

£205,000



Brief Description

Located on Brooks Lane in the popular village of Whitwick, this delightful semi-detached house offers a perfect blend of CONTEMPORARY STYLE and classic comfort. Spanning an impressive 1,106 square feet, this older property has been thoughtfully improved by the current owners, making it an inviting home for families or professionals alike.

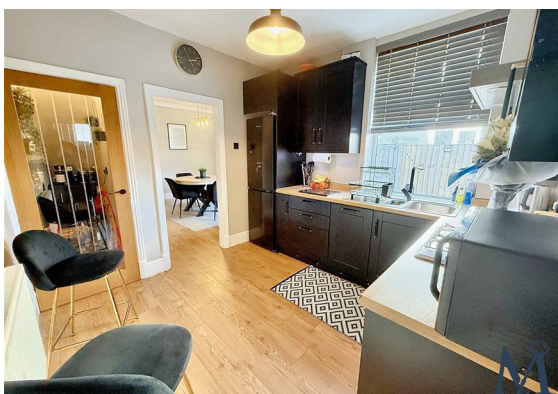
Upon entering, you are greeted by a welcoming entrance hall that leads to a SPACIOUS LIVING ROOM room. This BAY-FRONTED room boasts a feature fireplace with a multi fuel burning stove, STYLISH panelled walls, and elegant ceiling coving, creating a warm and inviting atmosphere. Adjacent to the living room is a GENEROUS DINING ROOM, which features a large floor-to-ceiling built-in cupboard, perfect for storing coats and shoes, and continues the laminate flooring from the entrance hall.

The MODERN KITCHEN is a true highlight, equipped with sleek black matte wall and base units, an integrated oven and grill, and a chic metro tile splashback. There is ample space for a fridge freezer, along with an integrated dishwasher and a feature pantry cupboard. The UTILITY ROOM, conveniently located off the kitchen, offers additional space and plumbing for a washing machine and dryer, as well as access to the garden and a ground floor WC.

Upstairs, you will find THREE WELL-PROPORTIONED BEDROOMS, complemented by a stylish family bathroom featuring a three-piece suite, including a bath with a mains shower overhead, a hand wash basin, and a WC, all adorned with partly tiled walls and modern vinyl flooring.

Externally, the property boasts an EASILY MAINTAINED rear garden, ideal for outdoor relaxation, featuring a large paved patio and artificial turf, all enclosed by a secure fence boundary. The front courtyard is equally appealing, with a paved pathway and a low-level brick feature boundary wall.

This property is a WONDERFUL OPPORTUNITY to acquire a stylish and comfortable home in a sought-after location.





ON THE GROUND FLOOR

Entrance Hall

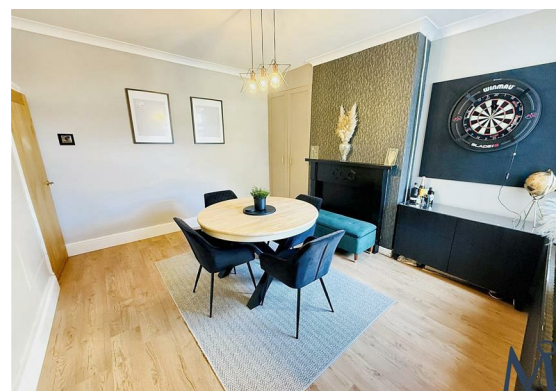
Living Room
11'11" x 12'11" (3.63m x 3.94m)

Dining Room
10'8" x 13'5" (3.25m x 4.09m)

Kitchen
9'2" x 9'9" (2.79m x 2.97m)

Utility Room
9'2" x 8'1" (2.79m x 2.46m)

Ground Floor WC
4'2" x 3'3" (1.27m x 0.99m)



ON THE FIRST FLOOR

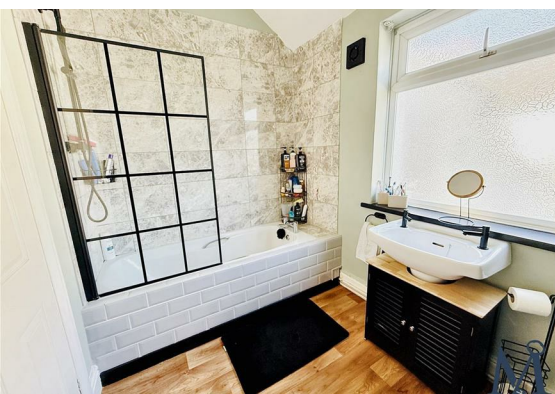
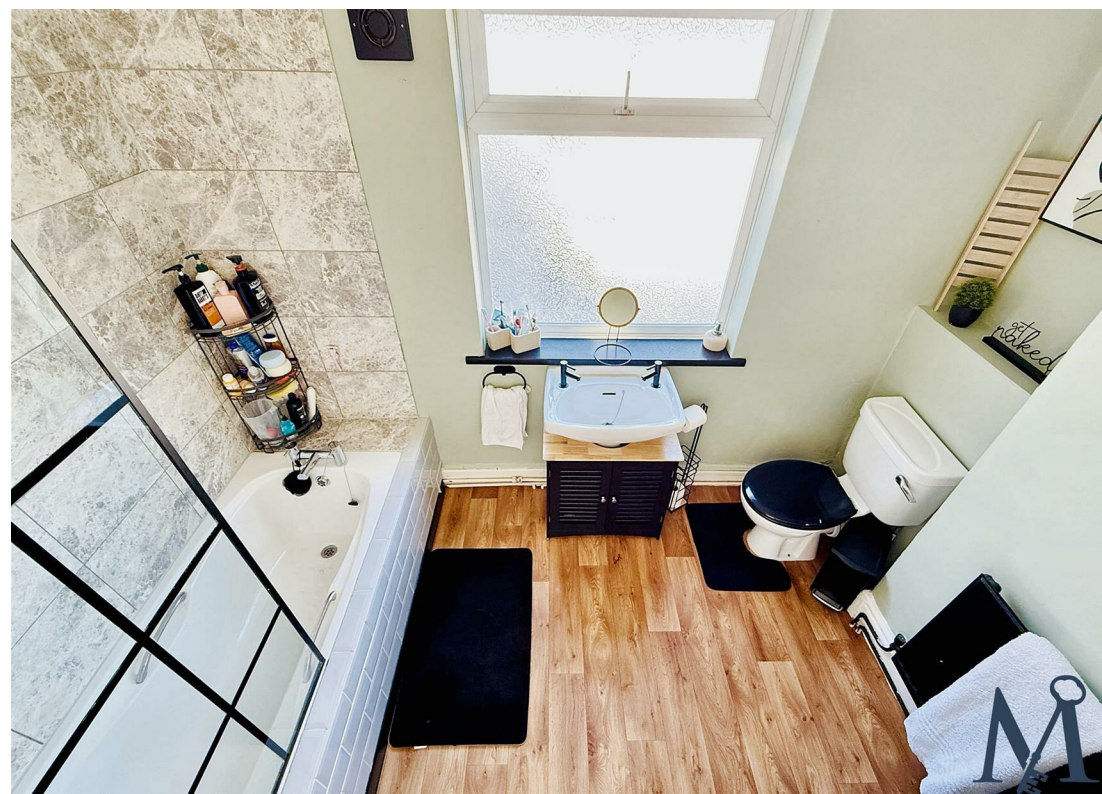
Landing

Bedroom 1
15'0" x 10'8" (4.57m x 3.25m)

Bedroom 2
9'3" x 13'7" (2.82m x 4.14m)

Bedroom 3
9'4" x 7'4" (2.84m x 2.24m)

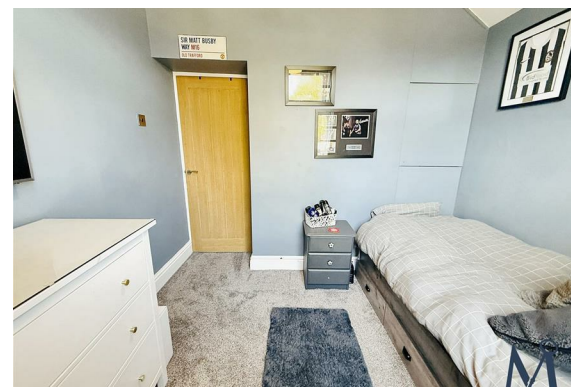
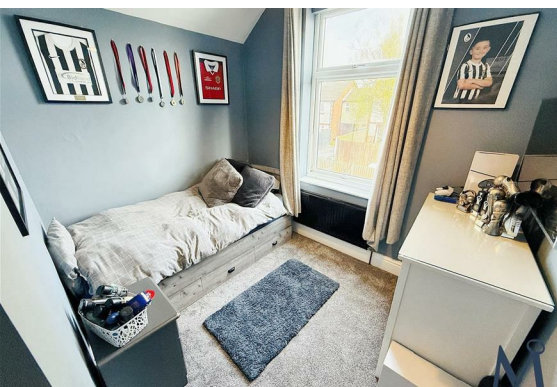
Family Bathroom
6'4" x 9'4" (1.93m x 2.84m)



ON THE OUTSIDE

Rear Garden

Front Courtyard



Floor Plan



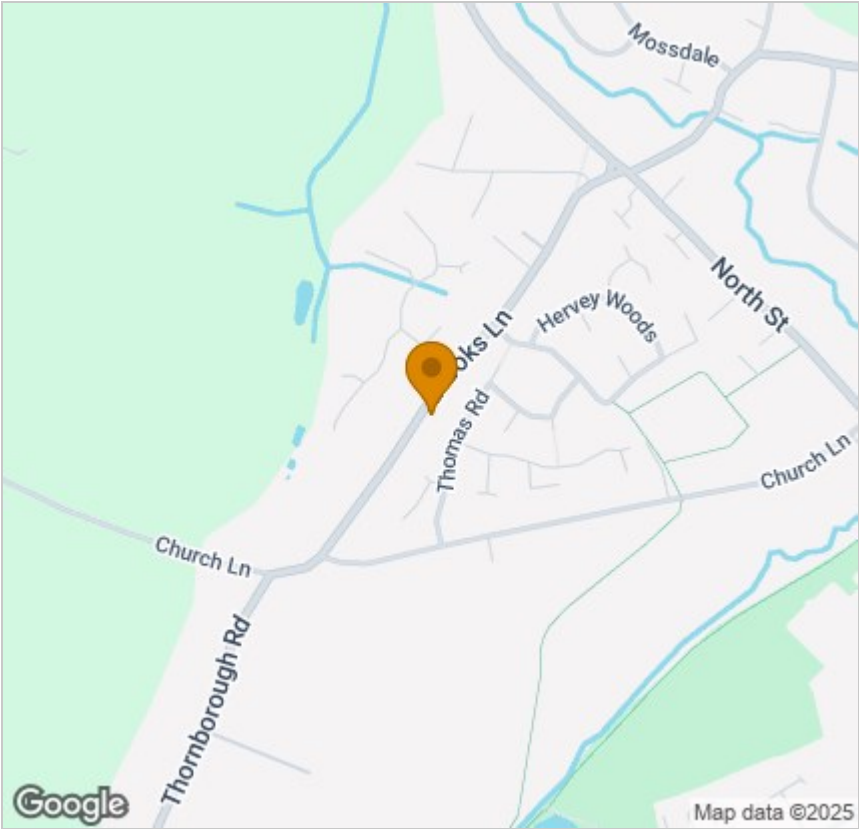
Viewing

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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Area Map



Energy Efficiency Graph

