



13 Beaumont Road
Whitwick, Coalville, LE67 5GA

Offers over £230,000

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Brief Description

On Beaumont Road in the popular village of Whitwick, this semi-detached house presents an EXCEPTIONAL OPPORTUNITY for first-time buyers and is available with NO UPWARD CHAIN. Recently FULLY RENOVATED, the property boasts fresh carpets and a NEWLY INSTALLED KITCHEN, alongside a brand NEW BOILER and central heating system, ensuring comfort and modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads into a separate sitting room, featuring dual aspect windows and elegant ceiling coving. A second dual aspect living room offers a great living space. Both rooms seamlessly connects to the dining area, which offers convenient under-stairs storage and is also open aspect into the kitchen. The kitchen is a true highlight, equipped with a range of CONTEMPORARY wall and base units, a breakfast bar, a Smeg oven and grill, and an integrated dishwasher. There is ample space for a fridge freezer, and a door leading to the garden enhances the practicality of this space. Additionally, the kitchen provides access to a UTILITY/WC, complete with plumbing for a washing machine.

The first floor comprises three GENEROUSLY SIZED bedrooms, each offering a comfortable retreat, and a STYLISH FAMILY BATHROOM. The bathroom features a contemporary three-piece white suite, including a freestanding roll-top bath, a heated towel rail, and attractive tiled flooring.

Outside, the rear garden is a FANTASTIC SPACE, featuring a white Cotswold Stone patio and a predominantly lawned area, all enclosed by a fenced and hedgerow boundary, complete with a side gate for added convenience. The front garden is similarly laid to lawn, with a hedgerow providing privacy, and a gravel and paved area that offers POTENTIAL FOR OFF ROAD PARKING, subject to the necessary planning permissions.

This property, available with no upward chain, is BEAUTIFULLY PRESENTED and ready to welcome its new owners. It is an ideal choice for those seeking a modern home in a peaceful village setting





ON THE GROUND FLOOR

Entrance Hall

Sitting Room

10'0" x 10'7" (3.05m x 3.23m)

Dining Area

10'2" x 5'1" (3.10m x 1.55m)

Living Room

10'6" x 14'7" (3.20m x 4.45m)

Kitchen

10'0" x 12'11" (3.05m x 3.94m)

Utility / WC

ON THE FIRST FLOOR

Landing

Bedroom 1

11'1" x 11'10" (3.38m x 3.61m)

Bedroom 2

10'3" x 11'0" (3.12m x 3.35m)

Bedroom 3

10'2" x 8'8" (3.10m x 2.64m)

Family Bathroom

6'8" x 5'9" (2.03m x 1.75m)

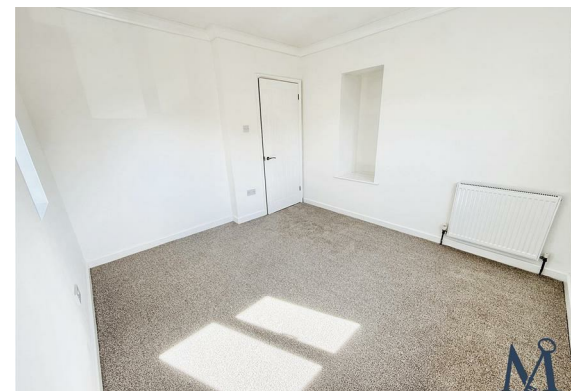
ON THE OUTSIDE

Rear Garden

Front Garden

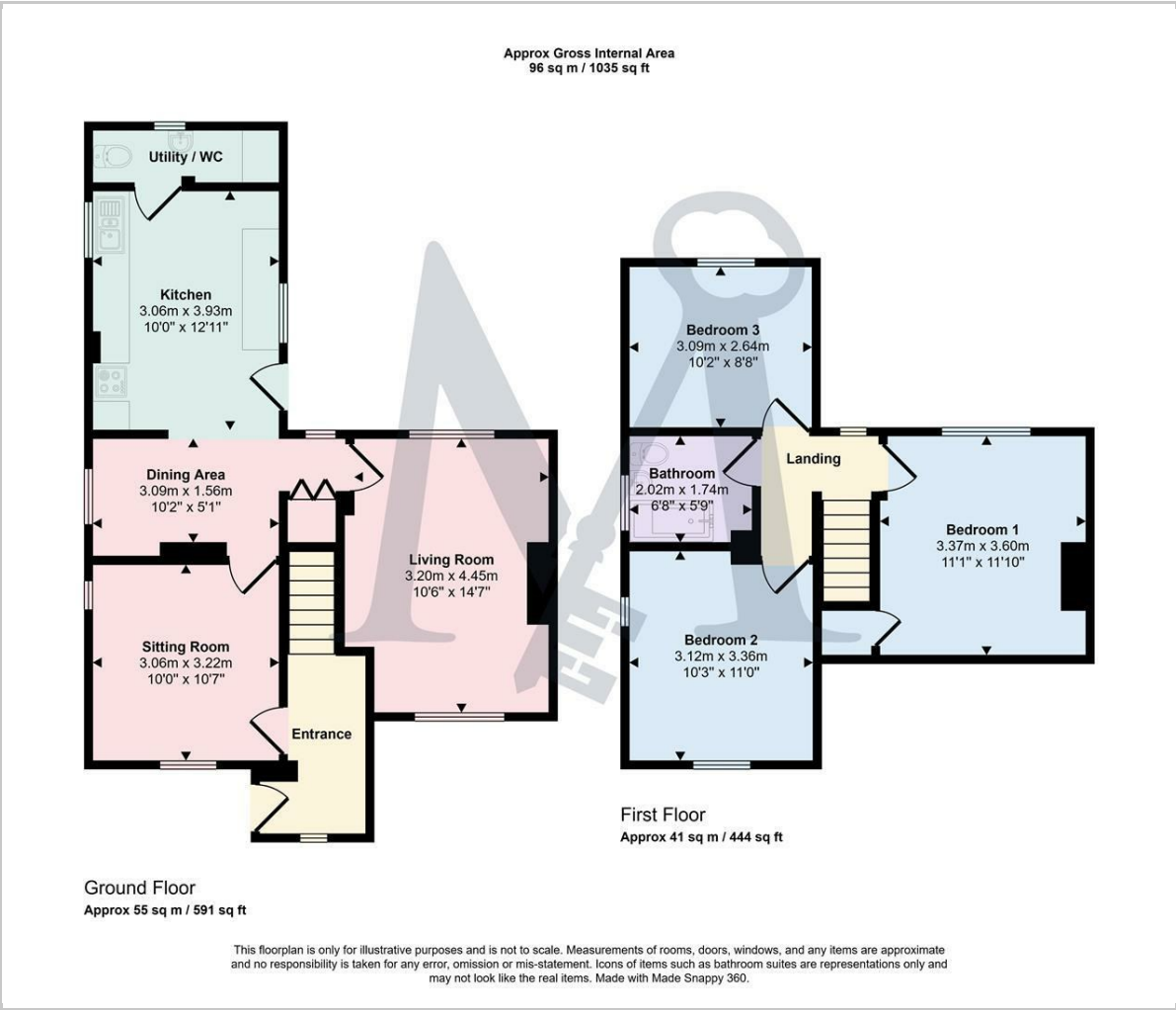
Potential Off-Road Parking







Floor Plan



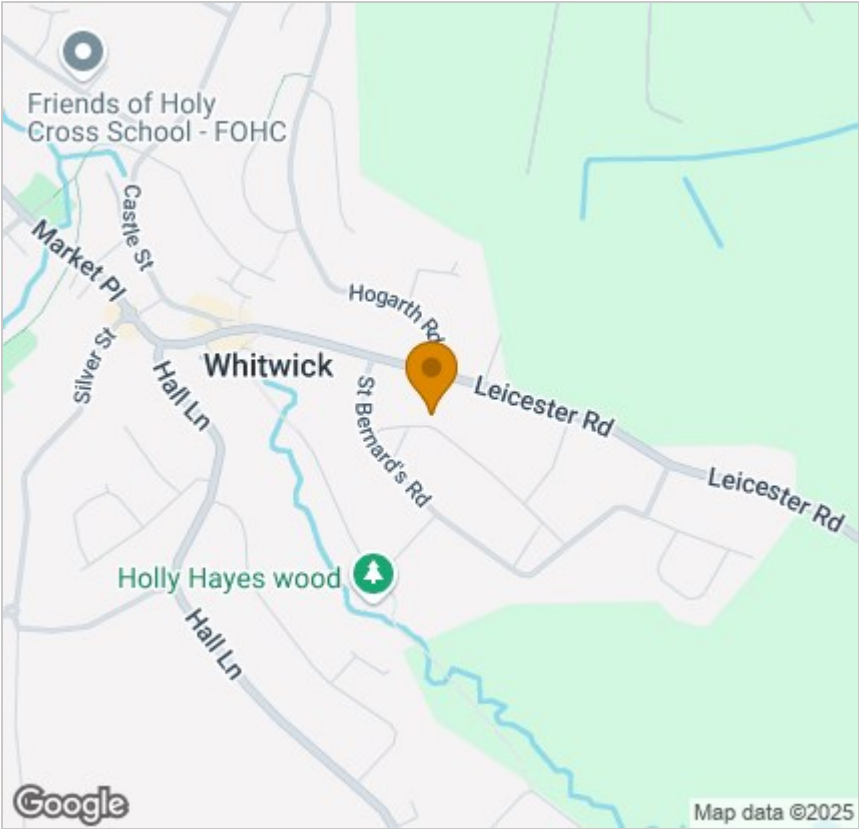
Viewing

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

