



MAYNARD  
ESTATES



## 4 Curlew Close , Coalville, LE67 4BD

£250,000

Offered available with NO UPWARD CHAIN in the popular cul-de-sac of Curlew Close, Coalville, this charming detached house offers a WONDERFUL OPPORTUNITY for those looking to personalise their new home. The property is situated in a POPULAR RESIDENTIAL AREA on the outskirts of Coalville, making it an ideal choice for families or individuals seeking a peaceful yet convenient lifestyle.

Upon entering, you are greeted by an entrance hall that leads to an open plan DINING ROOM, complete with sliding doors that seamlessly connect to the rear garden, perfect for entertaining or enjoying the outdoors. The adjacent kitchen is functional, featuring a range of wall and base units, an integrated oven and grill, and space for essential appliances such as a washing machine and fridge freezer. The adjacent UTILITY ROOM adds practicality, offering additional storage and access to a convenient GROUND FLOOR WC.

The SPACIOUS living room, boasts a lovely bay fronted window that floods the space with natural light. The focal point of this room is the elegant fireplace, which houses a gas fire, providing a cosy setting for those chilly evenings.

The first floor boasts three GENEROUSLY SIZED bedrooms, with the master bedroom benefiting from its own en-suite and built-in wardrobes, providing both comfort and privacy. The family bathroom is well-appointed, serving the bedrooms with ease.

The rear garden is a DELIGHTFUL RETREAT, featuring established paved patios and a lush lawn, surrounded by an array of planted borders, shrubs, and trees, all enclosed within a secure fenced boundary with side gated access. The front garden is equally appealing, with a well-maintained lawn, mature trees, and tarmac DRIVEWAY PARKING, leading to an integral single garage.

This property is offered with no upward chain and presents FANTASTIC POTENTIAL for modernisation, making it an EXCELLENT CANVAS for those eager to add their personal touch.

- Available With No Upward Chain
- Fantastic Scope To Improve
- Quiet Cul De Sac Location
- Spacious Living Room
- En Suite To Main Bedroom
- Front And Rear Gardens
- Driveway And Single Garage
- Ground Floor WC And Utility
- Kitchen And Separate Dining Room
- Three Good Sized Bedrooms



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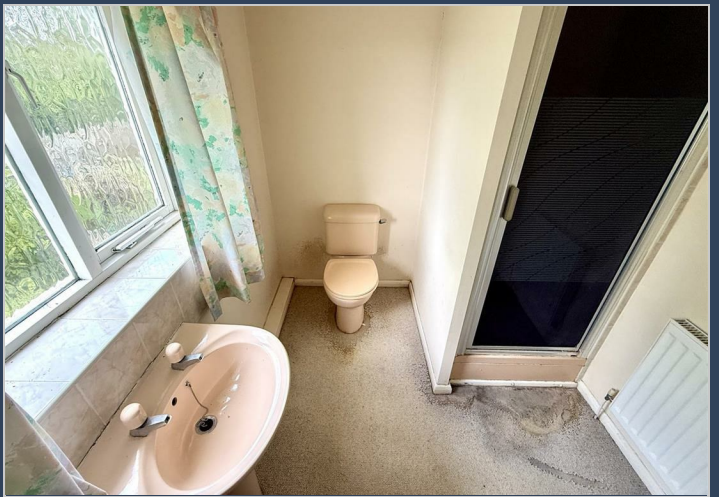


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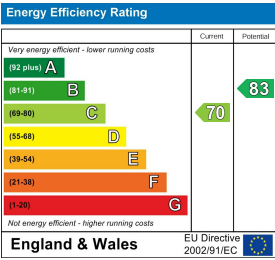
Floor Plan



Area Map



Energy Efficiency Graph



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