



26 Staples Drive, Coalville, LE67 4GB

£250,000



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Brief Description

This **STYLISH END TOWNHOUSE** on Staples Drive, Coalville, presents an **EXCEPTIONAL OPPORTUNITY** for first-time buyers or families seeking a beautiful and contemporary home. This property has been thoughtfully enhanced by its current owners to create a welcoming and modern living space.

Upon entering, you are greeted by a **BEAUTIFUL** entrance hall adorned with a **PORCELAIN TILED FLOOR**, setting the tone for the rest of the home. The ground floor features a convenient **WC**, and a versatile **OFFICE/STUDIO**, which is part of the partially converted garage. This space boasts elegant wall panelling, laminate wood flooring, and decorative coving, making it perfect for work or leisure.

At the rear, the **ELEGANT KITCHEN DINER** is a true highlight, showcasing a range of modern wall and base units complemented by a stunning **QUARTZ worktop**. The continuation of the **EXQUISITE** flooring from the entrance hall enhances the space, while the freestanding double oven and grill, along with a feature tiled splashback, add a touch of sophistication. French doors open onto the garden, seamlessly blending indoor and outdoor living.

The first floor landing provides access to a well-appointed **WC**, a **BRIGHT LIVING ROOM** with French doors leading to a **CHARMING JULIET BALCONY**, and a delightful third double bedroom with built-in wardrobe and a feature panelled media wall. Ascending to the second floor, you will find the master bedroom, which is a **LIGHT-FILLED RETREAT** featuring a recently remodelled en-suite with modern black accents. Bedroom two is equally inviting, and the family bathroom concludes the internal accommodation with a **SLEEK**, contemporary three-piece suite.

The rear garden is a true oasis, **SOUTHWEST FACING** and designed for relaxation and entertainment. It features a large decked patio with a sheltered pergola, a well-maintained lawn, and tasteful stone borders, all enclosed within a secure fenced boundary. The front of the property offers off-road parking, leading to a convenient **GARAGE STORE**.

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ON THE GROUND FLOOR

Entrance Hall	
Ground Floor WC	
Studio/Office	8'2" x 12'0" (2.49m x 3.66m)
Kitchen Diner	15'2" x 9'10" (4.62m x 3.00m)

ON THE FIRST FLOOR

Landing	
Living Room	14'11" x 12'6" (4.55m x 3.81m)
Bedroom 3	8'8" x 13'11" (2.64m x 4.24m)
First Floor WC	





ON THE SECOND FLOOR

Landing	
Master Bedroom	13'2" x 10'7" (4.01m x 3.23m)
En-Suite	3'11" x 6'10" (1.19m x 2.08m)
Bedroom 2	12'2" x 9'3" (3.71m x 2.82m)
Family Bathroom	7'3" x 5'5" (2.21m x 1.65m)

ON THE OUTSIDE

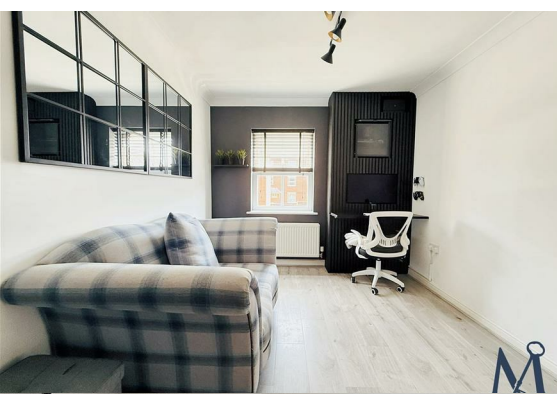
Rear Garden
Front Garden
Driveway
Garage Store

Key Features

- Three Double Bedrooms
- Stylish Open Plan Dining Kitchen
- Contemporary Family Bathroom
- South-Westerly Facing Rear Garden
- Convenient Partial Garage Store
- Beautifully Presented Accommodation
- Ground Floor Office / Studio
- Tasteful En-Suite To Master Bedroom
- Parking For Multiple Vehicles
- Virtual Property Tour Available



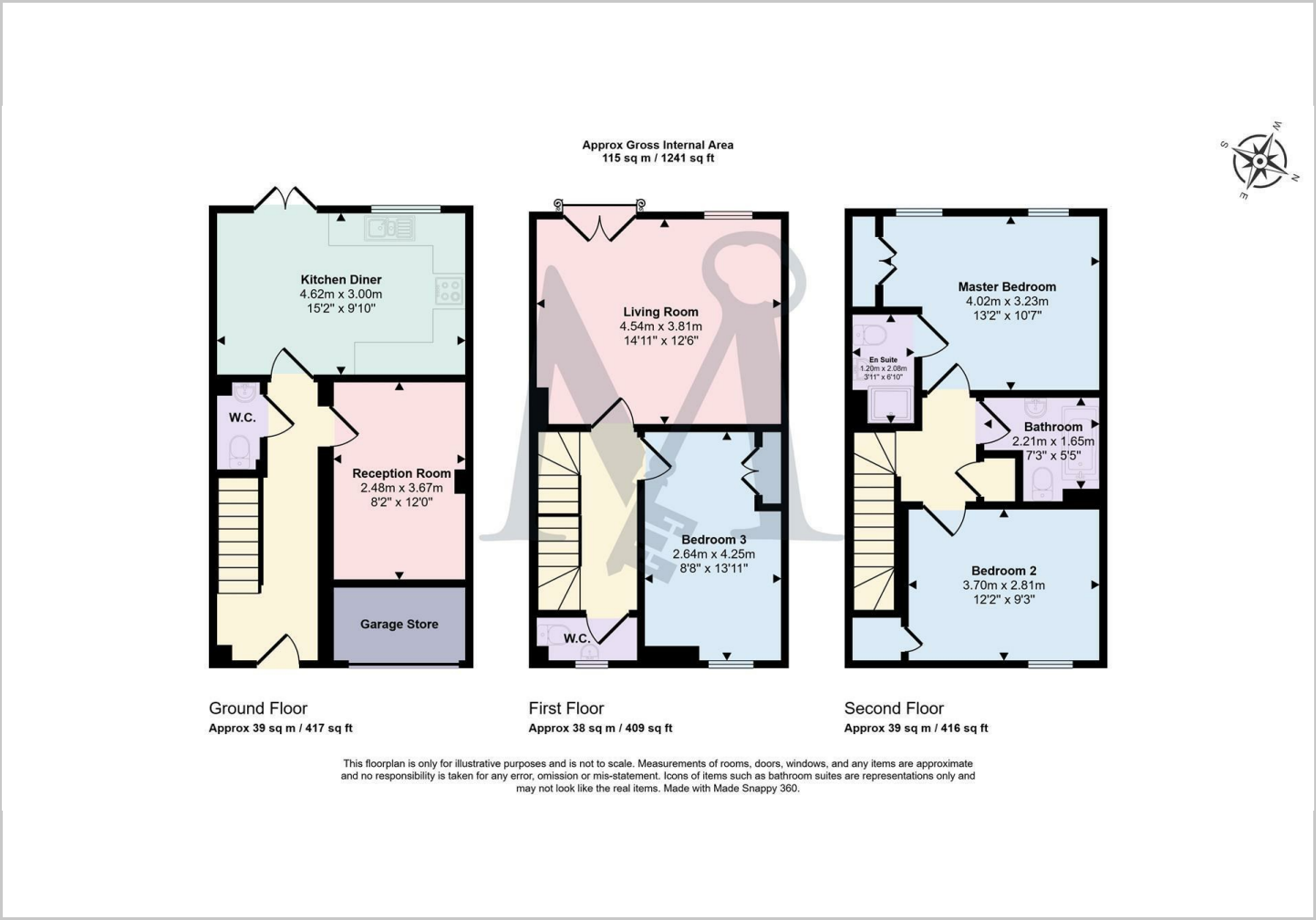








Floor Plans



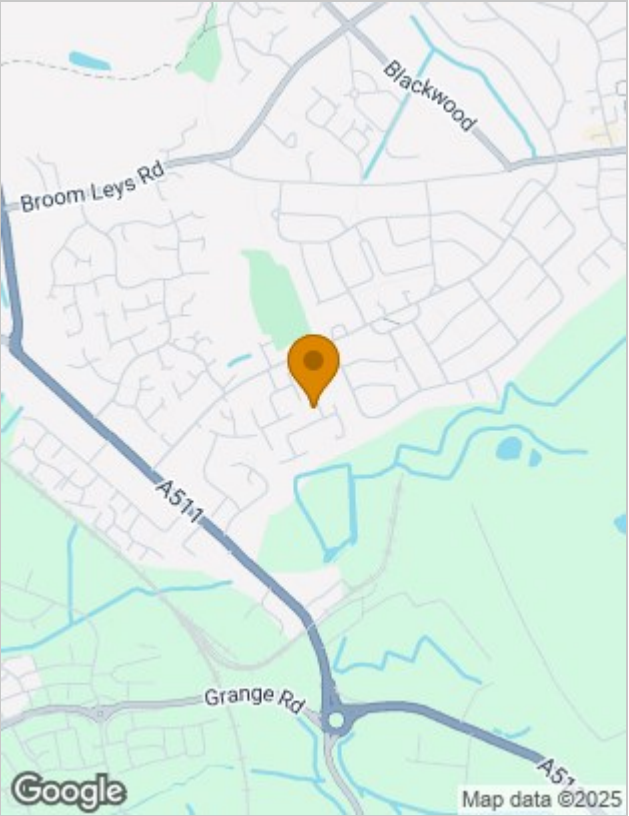
Viewing

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.

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Location Map



Energy Performance Graph

