

32 Main Street, Coalville, LE67 8QJ

£400,000





Brief Description

Placed in the CHARMING VILLAGE of Swannington, this EXQUISITE PERIOD HOME, dating back to 1706, offers a perfect blend of contemporary living and historical character. With five spacious bedrooms, BEAUTIFUL GARDENS and two well-appointed bathrooms, this property is ideal for families seeking both comfort and style.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient GROUND FLOOR WC and a RECENTLY FITTED KITCHEN DINER. This modern culinary space boasts a range of grey shaker units complemented by a MARBLE-STYLE worktop and matching splashback. The kitchen features an island breakfast bar complete with a wine cooler, a Smeg range-style double oven and grill, and a DELIGHTFUL BOW window that fills the room with natural light. An open-plan UTILITY AREA enhances functionality, equipped with integrated appliances and ample storage.

The living room is a true highlight, SHOWCASING bay French doors that open onto the BEAUTIFULLY LANDSCAPED garden, along with a STUNNING INGLENOOK FIREPLACE featuring a multi-fuel stove and CHARMING ceiling beams. Adjacent to this, the sitting room offers a cosy retreat with its own feature fireplace and OAK BEAMS, perfect for relaxation.

The first and second floors reveal five elegant double bedrooms, each with unique features such as a bay window seat, built-in wardrobes, a dressing room and charming fireplaces. The master bedroom is particularly impressive, boasting a NEWLY FITTED en suite bathroom. The family bathroom is STYLISHLY DESIGNED, featuring a three-piece suite and a LUXURIOUS clawfoot roll-top bath.

Outside, the property is EQUALLY IMPRESSIVE, with a large tarmac driveway that includes an ELECTRIC CHARGING POINT and secure double timber gate access. The south-westerly facing gardens are a TRUE OASIS, featuring multiple lawns, white stone pathways, raised sleeper beds, and a variety of mature shrubs and trees, all enclosed within a walled and fenced boundary. This STUNNING HOME is a rare find.

£400,000



ON THE GROUND FLOOR

Entrance Hall	
Ground Floor WC	3'8" x 6'1" (1.12m x 1.85m)
Kitchen Diner	14'10" x 9'10" (4.52m x 3.00m)
Utility Area	5'7" x 12'9 (1.70m x 3.89m)
Inner Hall	
Living Room	17'9" x 10'10" (5.41m x 3.30m)
Sitting Room	10'10" x 14'8" (3.30m x 4.47m)

ON THE FIRST FLOOR





Landing	
Master Bedroom	12'1" x 14'1" (3.68m x 4.29m)
En Suite	5'8" x 7'9" (1.73m x 2.36m)
Bedroom 5	14'6" x 10'1" (4.42m x 3.07m)
Bedroom 4	12'4" x 11'7" (3.76m x 3.53m)
Family Bathroom	5'1" x 11'2" (1.55m x 3.40m)

ON THE SECOND FLOOR

Bedroom 3	10'8" x 15'6" (3.25m x 4.72m)
Bedroom 2	15'9" x 10'10" (4.80m x 3.30m)

ON THE OUTSIDE

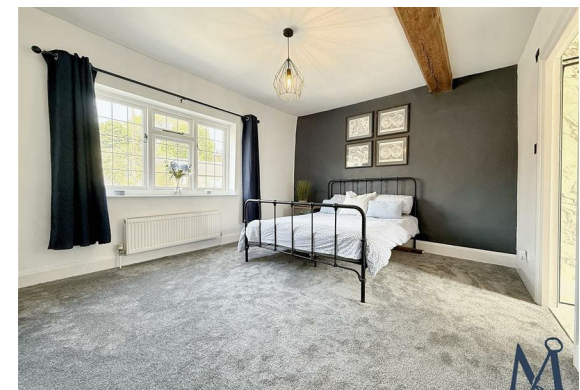
Driveway Parking
Gardens

Key Features

- 4/5 Double Bedroomed Home
- Beautiful Newly Fitted Dining Kitchen
- Spectacular En Suite To Master Bedroom
- Beautiful, Mature and Substantial Garden
- Character Property Dating Back to 1706
- Living Room With Inglenook Fireplace
- Separate Sitting Room & Ground Floor WC
- Stylish Contemporary Family Bathroom
- Gated Driveway Parking
- Virtual Property Tour Available





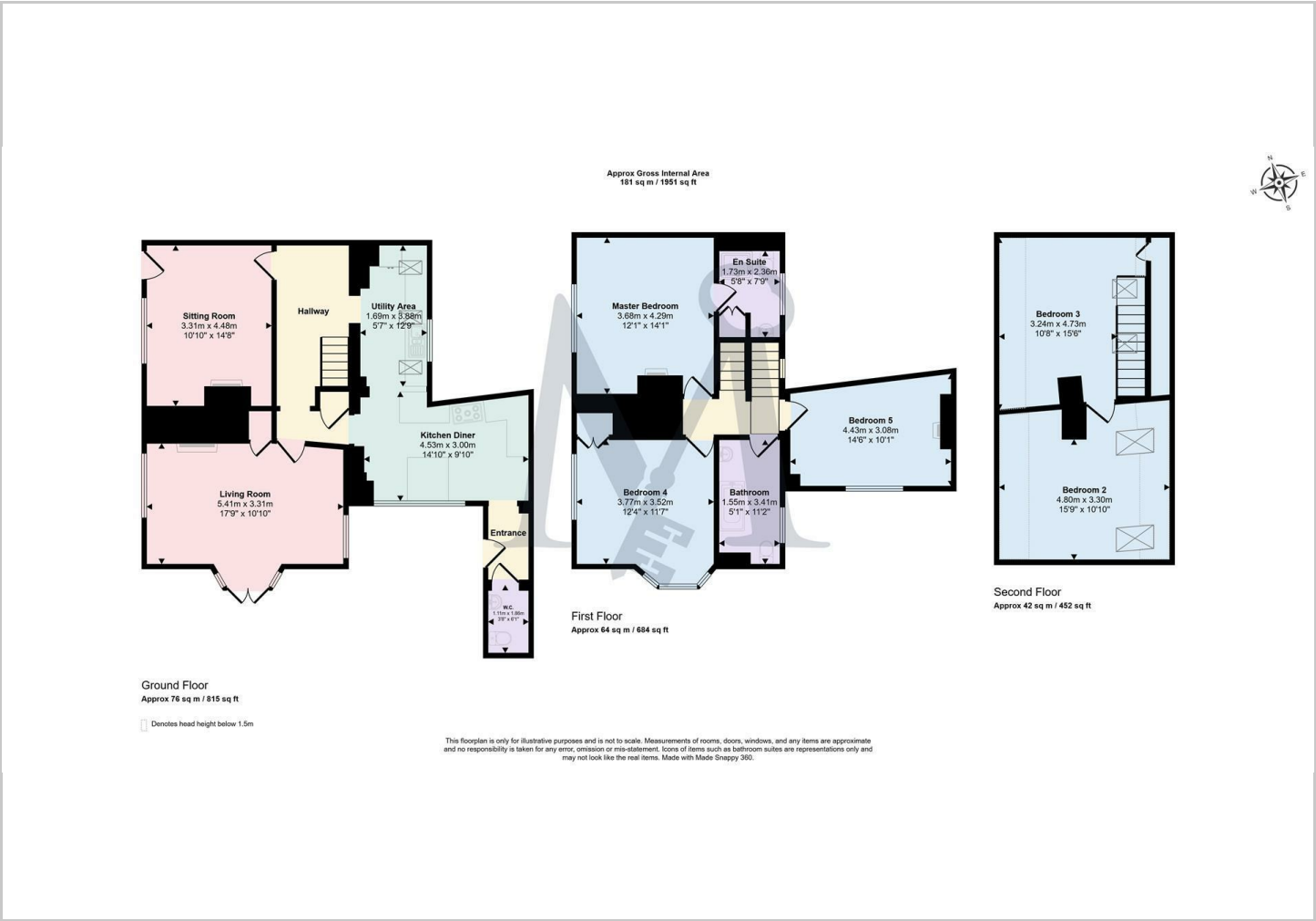








Floor Plans



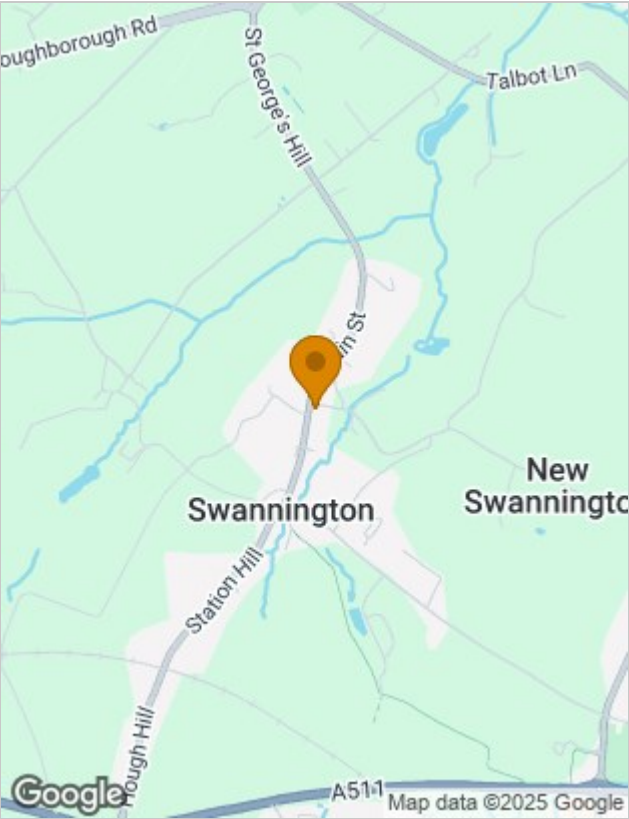
Viewing

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

