



75 Long Lane, Coalville, LE67 4EJ

£390,000





Brief Description

Placed at the end of CUL-DE-SAC in the corner of Long Lane in Coalville, this IMPRESSIVE detached house offers a perfect blend of space, comfort, and further potential. With four versatile reception rooms, this property is ideal for families seeking a peaceful yet convenient lifestyle.

As you step inside, you are greeted by a SPACIOUS entrance hall that sets the tone for the rest of the home. The ground floor boasts an ARRAY OF RECEPTION ROOMS, including a large living room with French doors that seamlessly connect to the garden, a separate dining room, a versatile study, and a delightful conservatory that invites natural light. The expansive kitchen diner is well-equipped with modern appliances, including an integrated double oven, dishwasher, and fridge freezer, making it a perfect space for culinary enthusiasts. A separate utility room and ground floor WC add to the practicality of this well-designed home.

Upstairs, the GALLERIED LANDING leads to four double bedrooms, providing ample space for relaxation. The master bedroom benefits from an en-suite, while a further bedroom also features en-suite facilities, ensuring comfort and privacy for all family members. A well-appointed four-piece family bathroom completes the upper level.

Outside, the property boasts WRAP AROUND GARDENS that are BEAUTIFULLY LANDSCAPED, featuring large paved patios, shaped lawns, and a decorative stone pathway. The private TREE-LINED REAR boundary offers a serene retreat, while the front garden is equally appealing with decorative gravel and a paved pathway leading to a double-width tarmac driveway. This driveway provides OFF-ROAD PARKING FOR SEVERAL VEHICLES and leads to a detached double garage, complete with a boarded storage area and power supply.

With its GENEROUS LIVING SPACES, potential for ENHANCMENT, and a prime location, this property is a rare find in Coalville. It presents an EXCELLENT OPPORTUNITY for those looking to create their dream home in a desirable setting.

£390,000



ON THE GROUND FLOOR

Entrance Hall	
Ground Floor WC	5'3" x 3'5" (1.60m x 1.04m)
Living Room	14'6" x 11'4" (4.42m x 3.45m)
Dining Room	10'10" x 10'9" (3.30m x 3.28m)
Study	9'1" x 8'9" (2.77m x 2.67m)
Kitchen	14'6" x 5'8" (4.42m x 1.73m)
Utility Room	10'10" x 5'8" (3.30m x 1.73m)
Conservatory	14'8" x 12'0" (4.47m x 3.66m)





ON THE FIRST FLOOR

Gallery Landing

Master Bedroom 11'9" x 11'8" (3.58m x 3.56m)

En Suite 6'9" x 7'1" (2.06m x 2.16m)

Bedroom 2 10'10" x 9'5" (3.30m x 2.87m)

En Suite 8'2" x 4'4" (2.49m x 1.32m)

Bedroom 3 9'3" x 12'4" (2.82m x 3.76m)

Bedroom 4 9'0" x 11'10" (2.74m x 3.61m)

Family Bathroom 7'7" x 8'2" (2.31m x 2.49m)

ON THE OUTSIDE

Front Garden

Rear And Side Gardens

Driveway

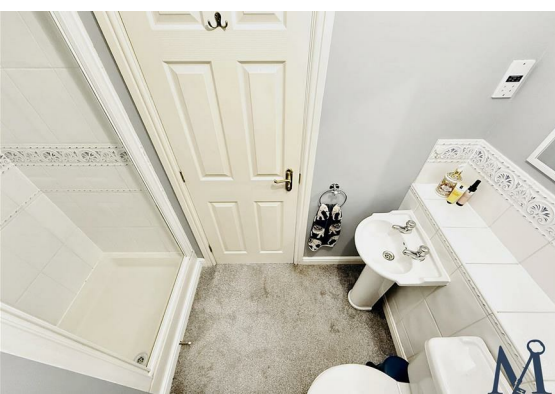
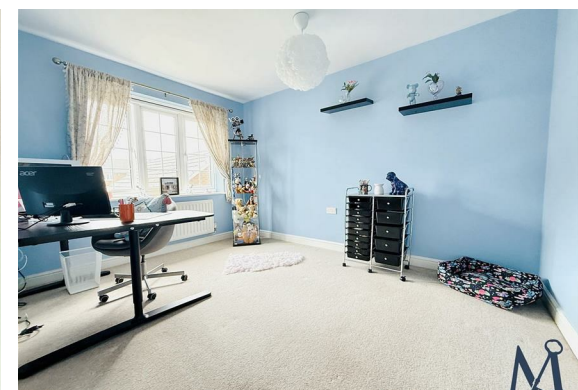
Double Detached Garage 20'4" x 19'1" (6.20m x 5.82m)

Key Features

- Large Corner Cul-De-Sac Position
- Two En Suite Shower Rooms
- Driveway Parking For Several Vehicles
- Living Room And Separate Dining Room
- Extended Large Conservatory
- Four Reception Rooms
- Double Detached Garage
- Landscaped Front, Side And Rear Gardens
- Ground Floor Study
- Kitchen Diner And Utility

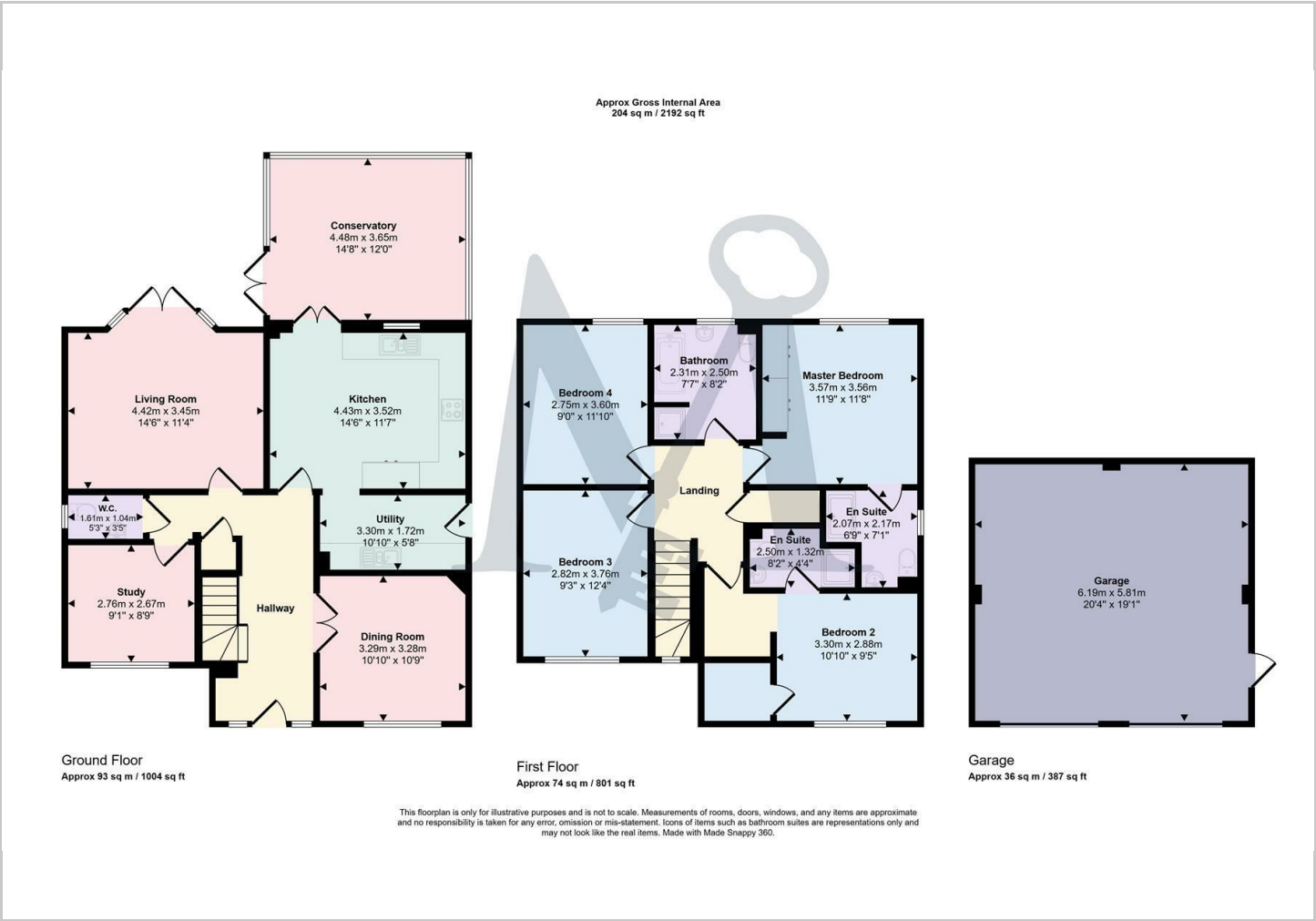








Floor Plans



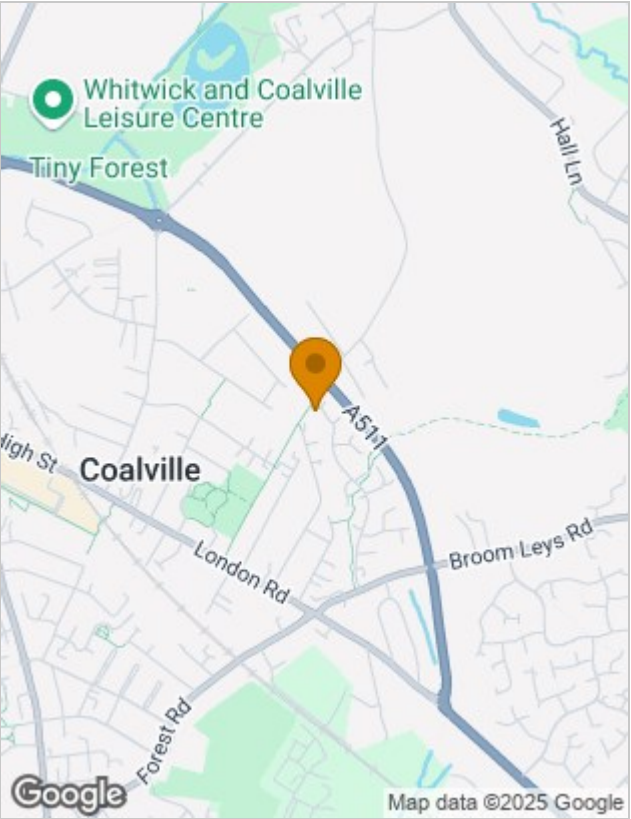
Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC