



MAYNARD  
ESTATES



121 Silver Street  
Whitwick, Coalville, LE67 5EX

£145,000





## Brief Description

Situated on Silver Street in the popular village of Whitwick, this DELIGHTFUL two-bedroom mid-terrace house presents an EXCELLENT OPPORTUNITY for first-time buyers and investors alike. The property boasts a well-thought-out layout that maximises space and functionality.

Upon entering, you are welcomed into a cosy LIVING ROOM, featuring a UPVC front access door, a meter cupboard, and tasteful picture railing. This inviting space flows seamlessly into the OPEN-PLAN dining area, which is adorned with a dado rail and provides access to the staircase leading to the first floor. The dining area is thoughtfully designed to accommodate both dining and living arrangements, making it a versatile space for various lifestyles.

At the rear, the MODERN KITCHEN is equipped with a range of stylish wall and base units in a cream gloss finish. It includes an integrated oven, ample space and plumbing for a washing machine, and room for an American fridge/freezer. The kitchen is further enhanced by tiled flooring and splashbacks, along with a window that overlooks the garden and an opaque rear door providing access to the outdoor space.

Upstairs, the landing leads to two GENEROUSLY SIZED double bedrooms. The first bedroom features two front-facing windows, allowing for plenty of natural light, while the second bedroom includes a built-in cupboard and loft access. The BATHROOM is fitted with a three-piece white suite, comprising a bath with an electric shower overhead, a WC, and a hand basin, all complemented by a tiled shower surround and vinyl flooring.

Outside, the REAR GARDEN offers a peaceful retreat, with steps leading to a paved patio area, while the majority of the garden is laid to lawn, perfect for outdoor relaxation or entertaining. The property also benefits from on-road PARKING, adding to its convenience. With local amenities just a stone's throw away, this home is ideally situated for both comfort and accessibility.







## ON THE INSIDE

### Living Room

12'2" x 11'11" (3.71m x 3.63m)

### Dining Area

11'10" x 11'3" (3.61m x 3.43m)

### Kitchen

10'4" x 8'2" (3.15m x 2.49m)



## ON THE FIRST FLOOR

### Landing

### Bedroom 1

15'4" x 11'9" (4.67m x 3.58m)

### Bedroom 2

10'4" x 14'7" (3.15m x 4.45m)

### Family Bathroom

4'9" x 8'4" (1.45m x 2.54m)



## ON THE OUTSIDE

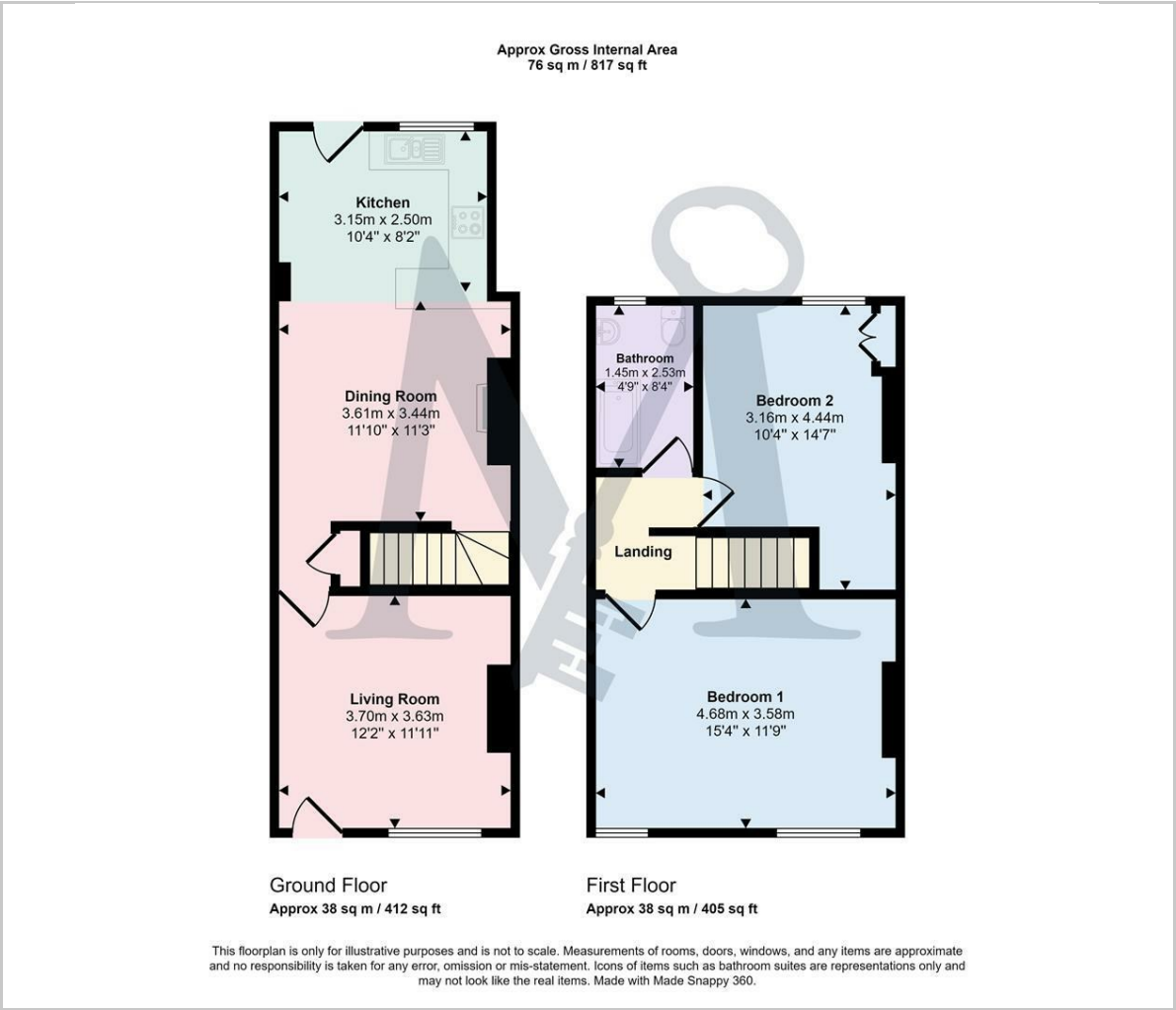
### Rear Garden







Floor Plan



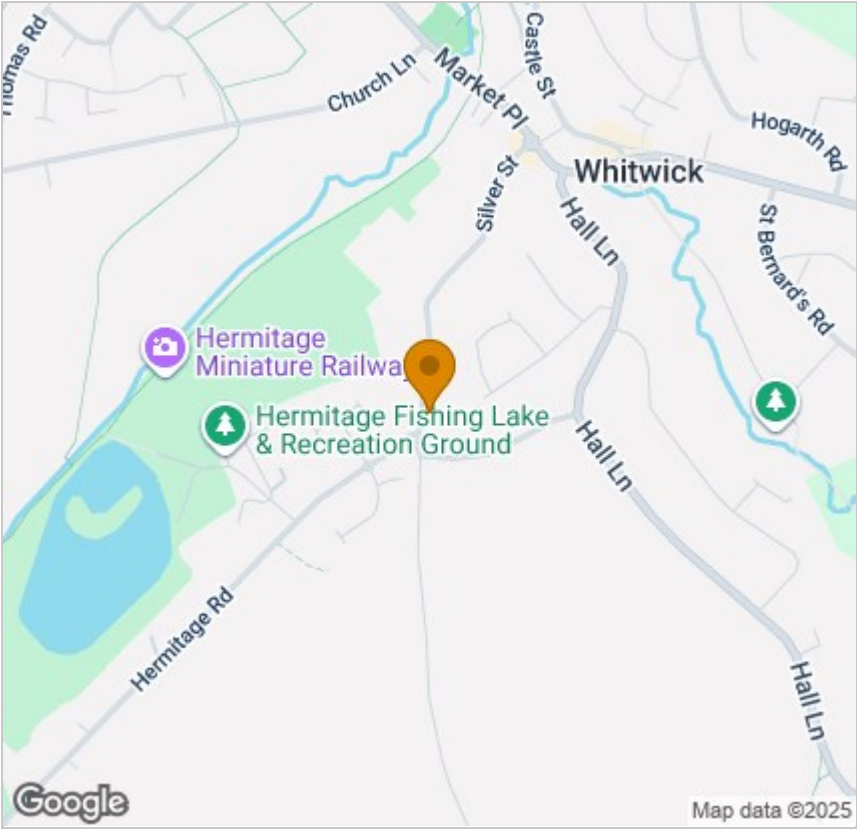
Viewing

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

