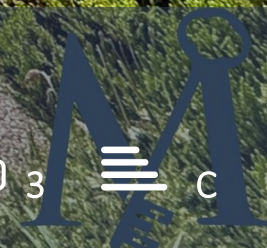




21 Grasmere
Coalville, LE67 4SH

£389,950



Brief Description

Available with NO UPWARD CHAIN, this delightful family home on Grasmere, Coalville, offers a blend of space, comfort, and modern living. With an EXPANSIVE south-westerly facing rear garden, four well-proportioned bedrooms and it's quiet CUL-DE-SAC LOCATION, this property is perfect for families or those seeking a VERSITILE SPACE.

Upon entering, you are greeted by a welcoming entrance hall that leads to a SPACIOUS LIVING ROOM, which has been thoughtfully extended to create a bright and airy atmosphere. The large front window floods the room with natural light, while the feature gas log burner effect fire adds a cosy touch for those chilly evenings. French doors open into a separate DINING ROOM, which seamlessly connects to an EXTENDED conservatory, providing a lovely space to relax and ENJOY VIEWS of the beautifully established garden.

The WELL-PRESENTED dining kitchen boasts modern wall and base units, complete with an integrated oven, grill, dishwasher, and fridge/freezer. The tiled floor and splashback, along with ceiling spotlights, enhance the kitchen's appeal. A generously sized UTILITY ROOM offers additional storage and incorporates a NEWLY FITTED ground floor WC, with integral access to the GARAGE, which is equipped with an electric roller door.

Upstairs, you will find four GENEROUSLY SIZED bedrooms, each designed to accommodate a variety of furniture arrangements. This flexibility makes the rooms perfect for family members, guests, or even a dedicated home office. The upper floor is completed by a contemporary four-piece family bathroom.

One of the STANDOUT features of this property is the EXPANSIVE south-westerly facing rear garden. This beautifully established outdoor space includes a large lawn, an array of planted borders, mature trees, a feature pond, paved patios, a greenhouse, and a garden shed, all enclosed by a secure fence with side gated access. The front garden is equally inviting, while a tarmac driveway offers PARKING FOR MULTIPLE VEHICLES





ON THE GROUND FLOOR

Entrance Hall

Living Room

14'2" x 17'10" (4.32m x 5.44m)

Dining Room

9'11" x 10'8" (3.02m x 3.25m)

Conservatory

8'4" x 10'5" (2.54m x 3.18m)

Kitchen Diner

17'2" x 11'10" (5.23m x 3.61m)

Utility Room

10'0" x 12'5" (3.05m x 3.78m)

Ground Floor WC

ON THE FIRST FLOOR

Landing

Bedroom 1

14'11" x 12'1" (4.55m x 3.68m)

Bedroom 2

9'1" x 12'2" (2.77m x 3.71m)

Bedroom 3

12'0" x 8'10" (3.66m x 2.69m)

Bedroom 4

8'4" x 9'2" (2.54m x 2.79m)

Family Bathroom

10'0" x 5'6" (3.05m x 1.68m)

ON THE OUTSIDE

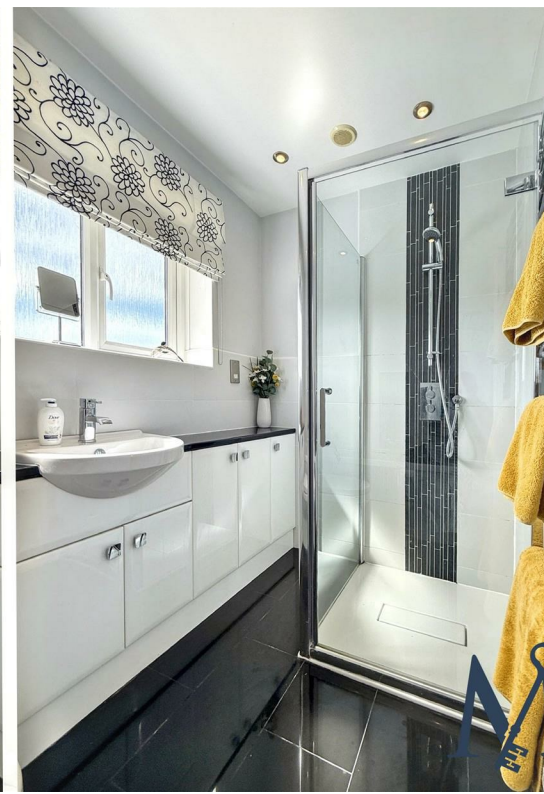
Front Garden

Rear Garden

Driveway

Single Garage

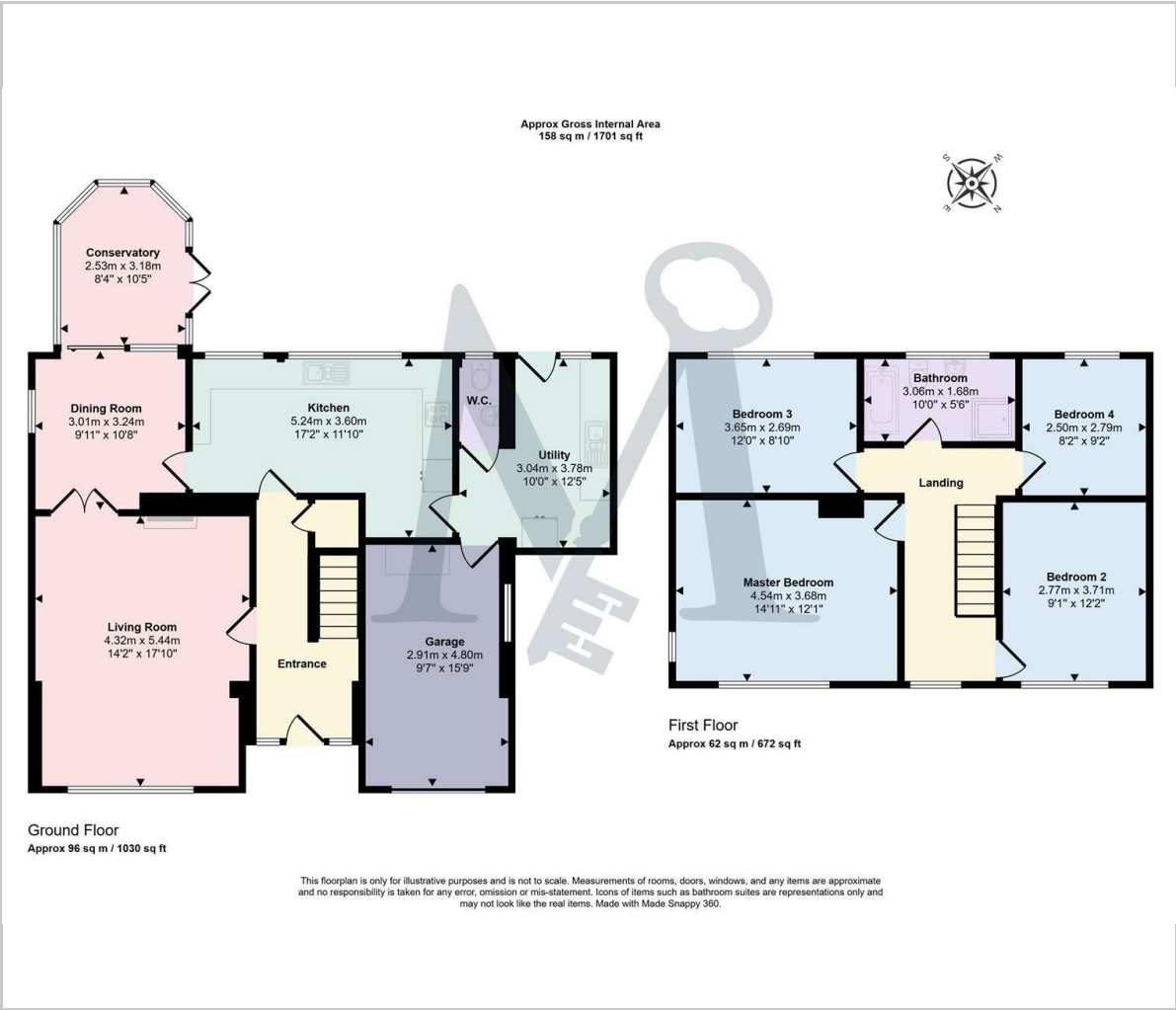
9'7" x 15'9" (2.92m x 4.80m)







Floor Plan



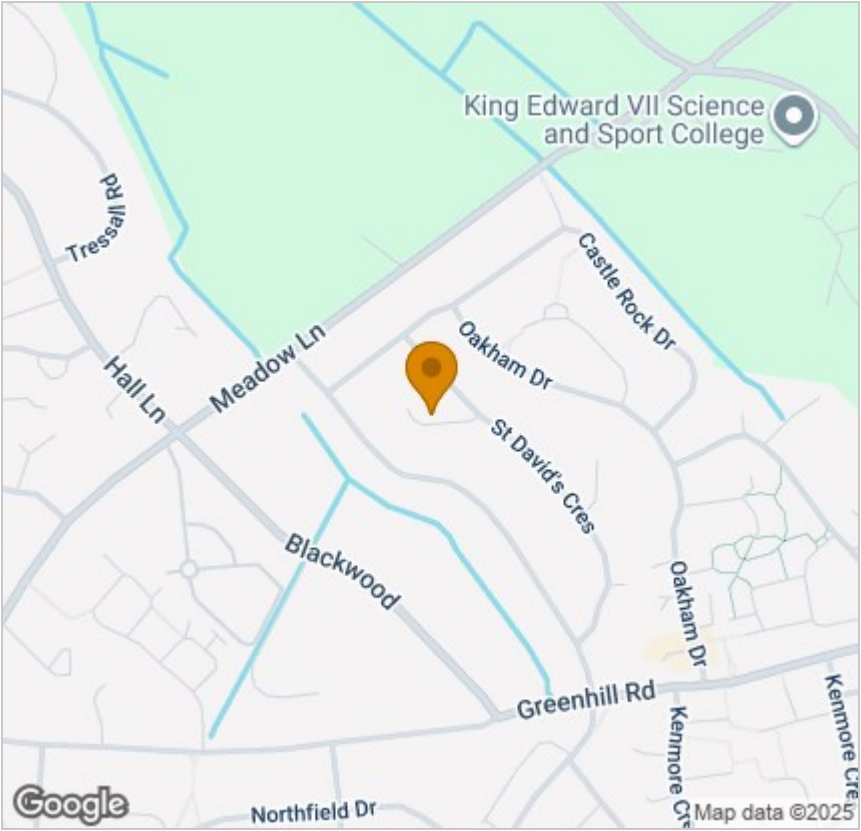
Viewing

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

