



MAYNARD
ESTATES



162 Greenhill Road
Coalville, LE67 4RJ

£280,000



Brief Description

This charming three-bedroom detached house on Greenhill Road in Coalville, offers a perfect blend of CONTEMPORARY STYLE and practical living. Spanning an impressive 1,158 sq ft with a new boiler fitted in 2024, this property is IDEAL for first-time buyers or families seeking a comfortable home.

A welcoming entrance hall greets you, featuring laminate flooring and convenient understairs storage, along with a GROUND FLOOR WC for added convenience. The spacious living room, located at the rear of the house, boasts an OPEN PLAN DESIGN with FRENCH DOORS that lead directly to the garden, creating a seamless connection between indoor and outdoor spaces. The living area flows effortlessly into the DINING AREA, which is partially open to the MODERN KITCHEN. The kitchen is equipped with a stylish range of grey gloss wall and base units, and fully integrated appliances, and dual aspect windows adorned with fitted Venetian blinds. The tasteful LVT flooring and feature tiled splashback enhance the kitchen's contemporary appeal.

Venturing upstairs, the landing provides access to three generously sized bedrooms, including a large double bedroom with built-in wardrobes featuring mirror sliding doors. The third bedroom offers VERSATILITY, making it an ideal OFFICE SPACE if desired. The family bathroom is a MODERN three-piece suite, complete with a panel bath and electric shower, WC, and a vanity wash basin, all set against partly tiled walls.

Externally, the rear garden is a SUNLIT HAVEN, beautifully presented with a combination of block paved patios, a well-maintained lawn, raised sleeper beds, and planted borders, all enclosed by a secure fence with a side gate. The front garden is equally inviting, featuring a lawn and a block paved pathway.

The tarmac driveway provides OFF-ROAD PARKING for multiple vehicles and leads to a SINGLE GARAGE, which is equipped with light and power supply, as well as space and plumbing for a washing machine, dryer, and additional freezer





ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room / Dining Area
20'1" x 17'3" (6.12m x 5.26m)

Kitchen
7'7" x 13'2" (2.31m x 4.01m)

ON THE SECOND FLOOR

Landing

Bedroom 1
10'3" x 13'9" (3.12m x 4.19m)

Bedroom 2
9'5" x 9'7" (2.87m x 2.92m)

Bedroom 3
9'4" x 6'6" (2.84m x 1.98m)

Family Bathroom
5'10" x 6'6" (1.78m x 1.98m)

ON THE OUTSIDE

Rear Garden

Front Garden

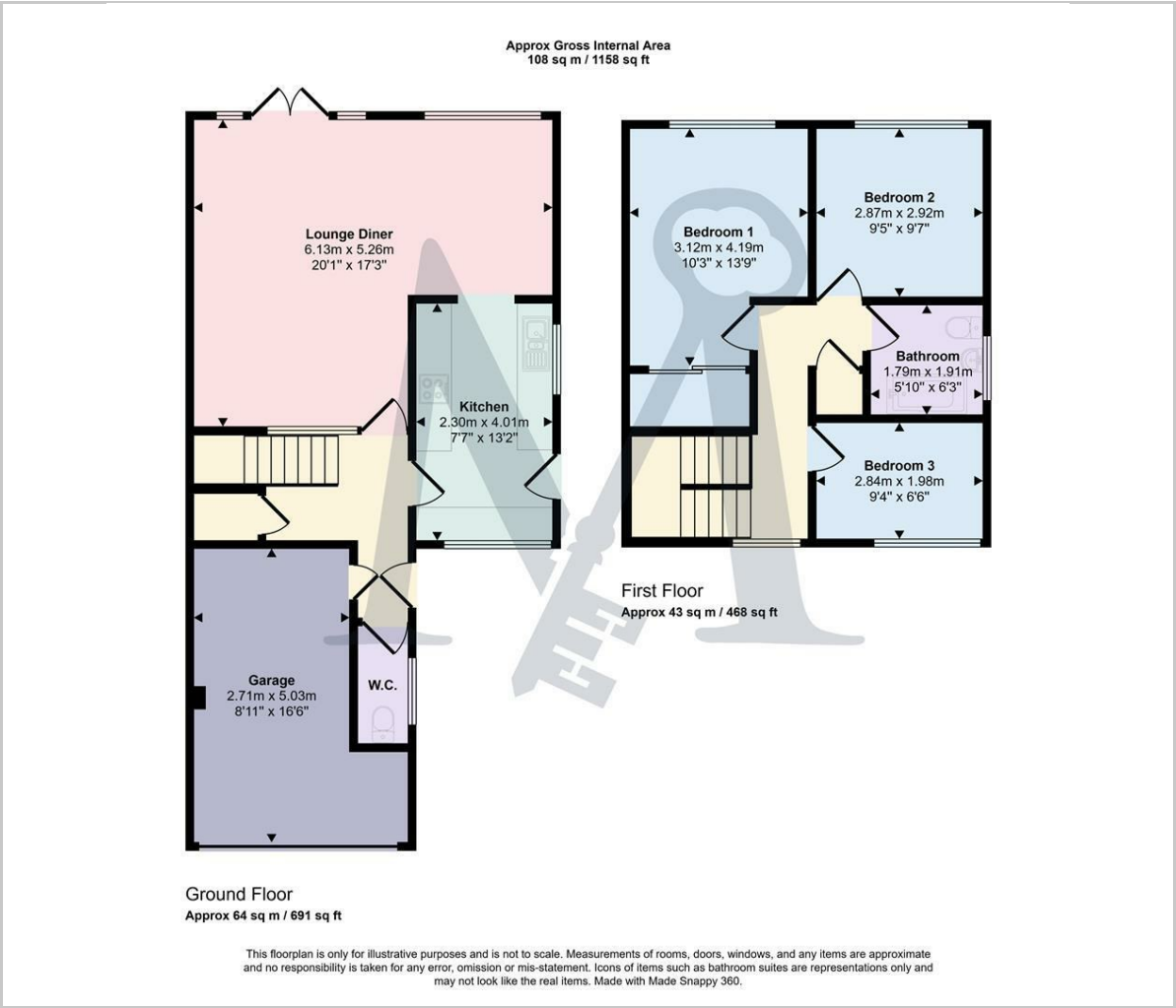
Driveway

Single Garage
8'11" x 16'6" (2.72m x 5.03m)





Floor Plan



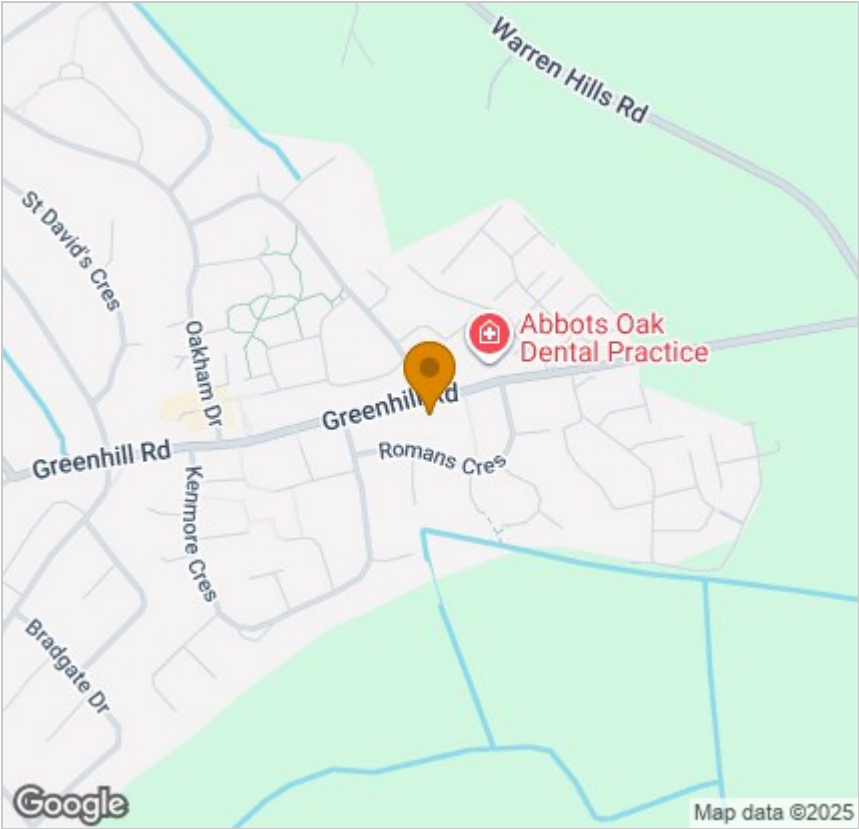
Viewing

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

