



34 Buckthorn Road, Coalville, LE67 3QB

£280,000









# Brief Description

\*\* STAMP DUTY PAID INCENTIVE FOR ACCEPTABLE OFFERS RECEIVED IN DECEMBER \*\*

This impressive three-storey semi-detached house on Buckthorn Road in the POPULAR town of Coalville, offers a perfect blend of MODERN LIVING and comfort. Spanning an impressive 1,221 sq ft, the property boasts four well-proportioned bedrooms and two bathrooms, making it an ideal family home. Throughout the property, fitted shutter blinds add a touch of elegance.

As you step inside, you are greeted by a welcoming entrance hall that leads to a SPACIOUS bay-fronted living room, complete with a large bay window that floods the space with natural light. This room features convenient under-stair storage and an AIR CONDITIONING unit, ensuring a comfortable atmosphere year-round. The living room flows seamlessly into the open-plan KITCHEN DINER, which is designed for both functionality and style. The kitchen is fitted with contemporary dove grey gloss units, under-unit lighting, and an array of integrated appliances, including a double oven and dishwasher. French doors open onto the beautifully landscaped rear garden, creating a perfect setting for entertaining or enjoying family meals.

The first floor hosts three GENEROUSLY SIZED bedrooms, with two doubles featuring air conditioning units for added comfort. A well-appointed family bathroom with a three-piece suite serves this level. Ascending to the top floor, you will find the MASTER SUITE, which includes a built-in wardrobe and an en-suite bathroom, providing a private retreat.

The outdoor space is equally impressive, featuring a LANDSCAPED GARDEN with a sandstone patio, artificial lawn, and a charming pergola for al fresco dining. The garden is enclosed, offering privacy and security, while a tarmac hard standing with double access gates provides additional OFF-ROAD PARKING. The front of the property features a tarmac driveway suitable for multiple vehicles, complemented by a landscaped gravel garden and iron railing fencing.

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## ON THE GROUND FLOOR

Entrance Hall	
Living Room	12'1" x 19'0" (3.68m x 5.79m)
Kitchen Diner	15'10" x 10'8" (4.83m x 3.25m)
Utility Room	5'9" x 5'3" (1.75m x 1.60m)
Ground Floor WC	

## ON THE FIRST FLOOR



Landing

Bedroom 2 8'6" x 14'3" (2.59m x 4.34m)

Bedroom 3 8'7" x 13'1" (2.62m x 3.99m)

Bedroom 4 6'6" x 10'8" (1.98m x 3.25m)

Family Bathroom 6'6" x 6'1" (1.98m x 1.85m)

#### ON THE SECOND FLOOR

Masters Bedroom 12'0" x 17'7" (3.66m x 5.36m)

En-Suite 7'9" x 5'8" (2.36m x 1.73m)

#### ON THE OUTSIDE

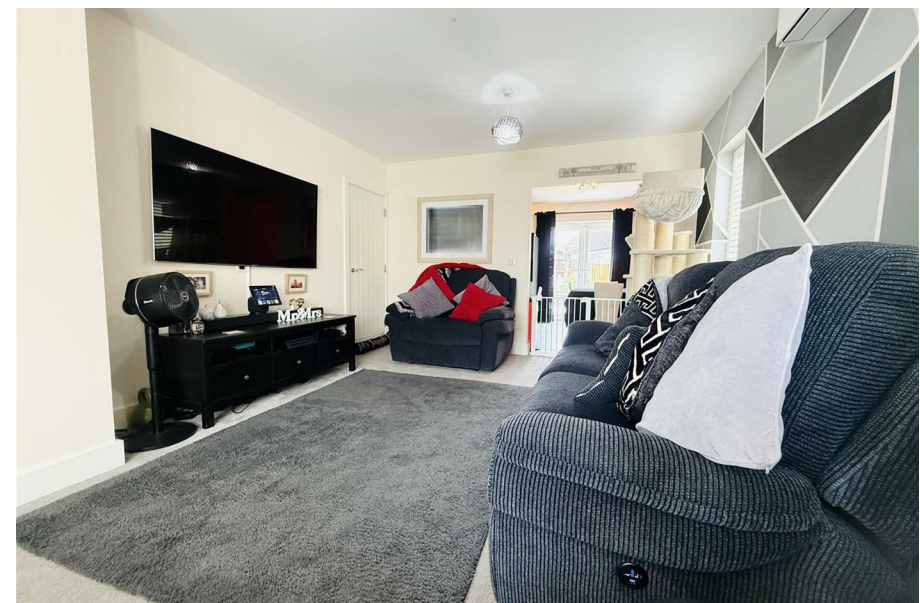
Rear Garden

Front Garden

Driveway Parking

## Key Features

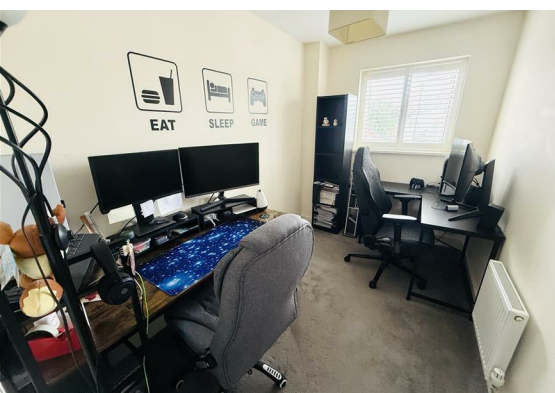
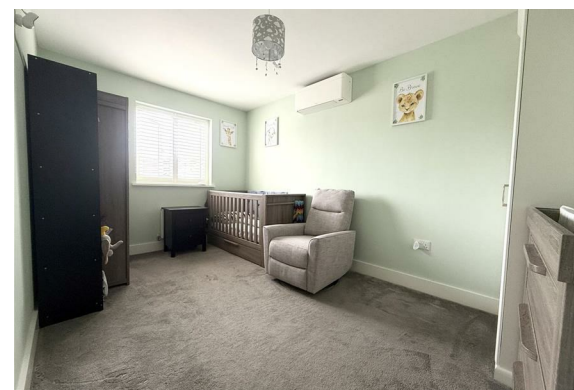
- \*\* STAMP DUTY PAID INCENTIVE \*\*
- Top Floor Master Bedroom Suite
- Modern Fitted Dining Kitchen
- Air Conditioning & Fitted Shutter Blinds
- Sunlit Landscaped Garden To Rear
- Four Good Sized Bedrooms
- Spacious Bay Fronted Living Room
- Utility & Ground Floor WC
- Parking For Multiple Vehicles
- Spacious & Contemporary Accommodation



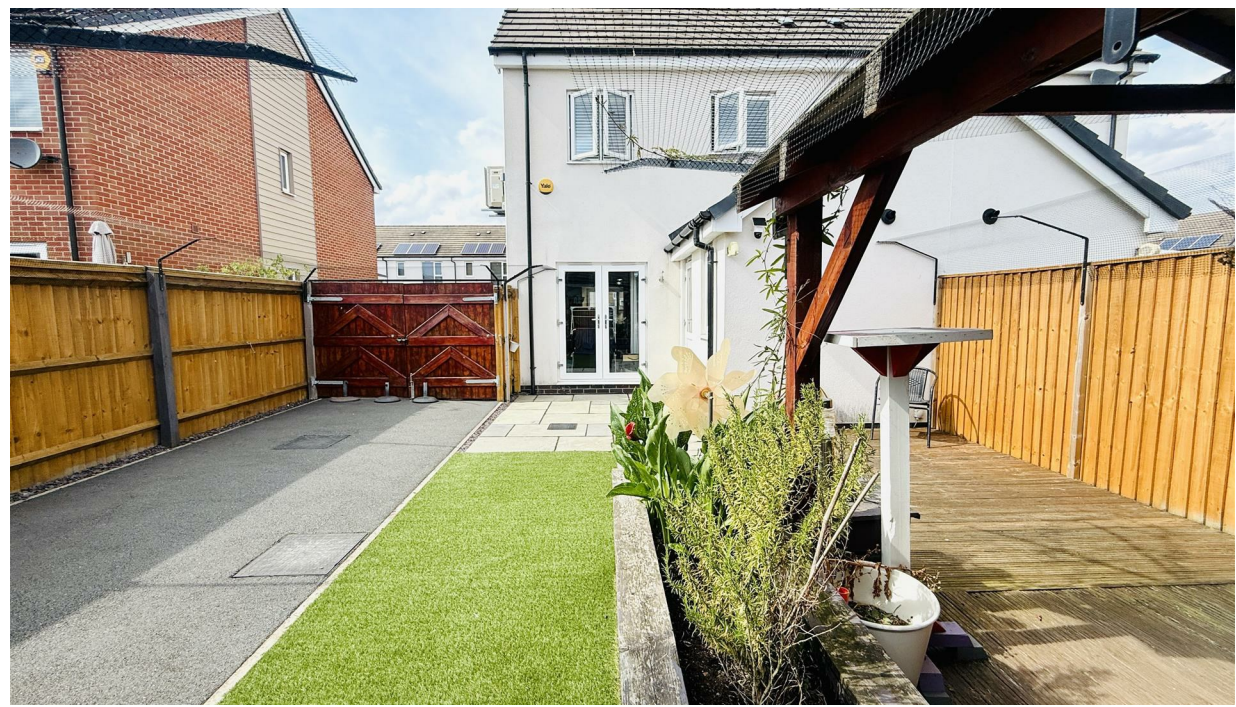






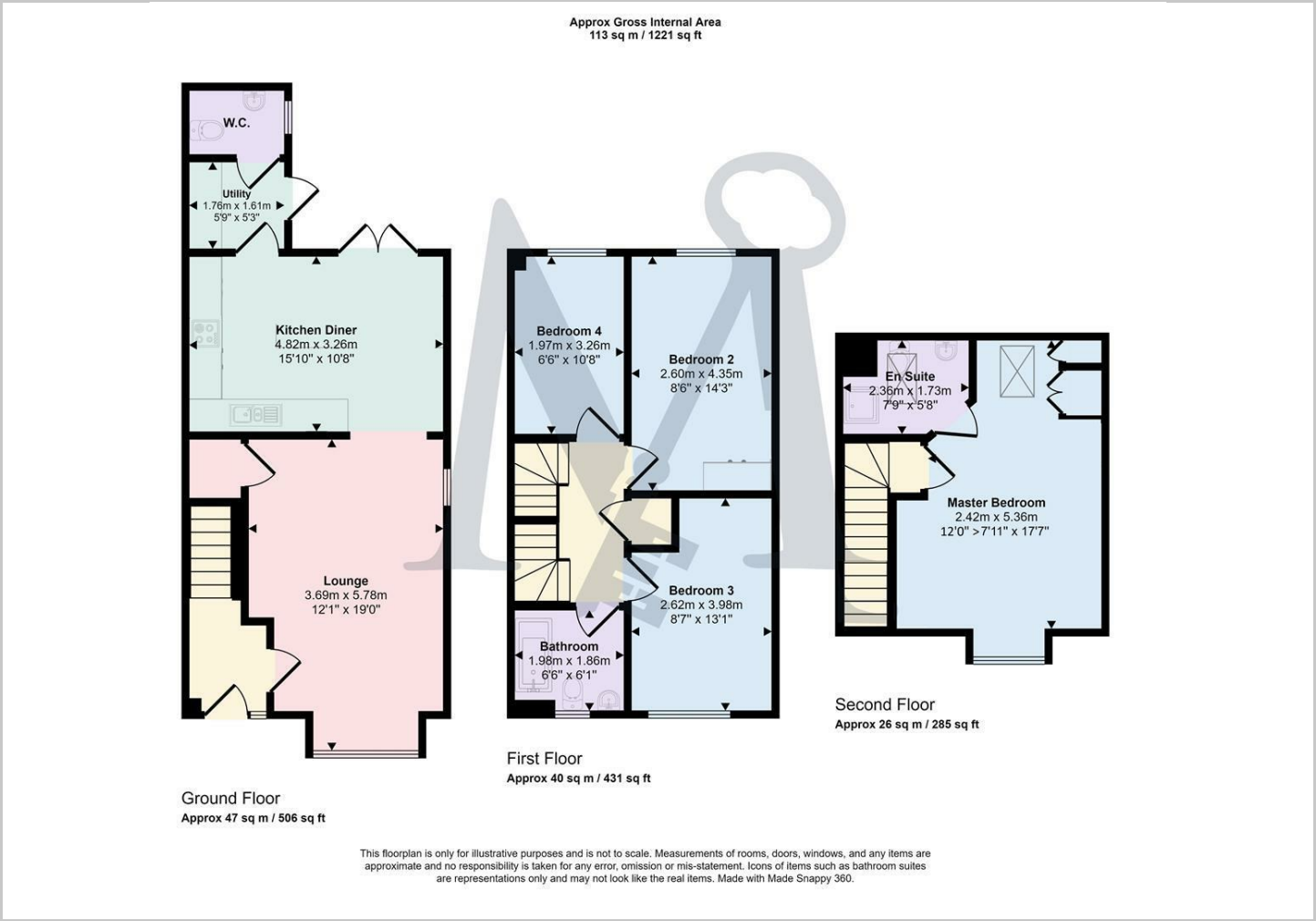








Floor Plans



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

