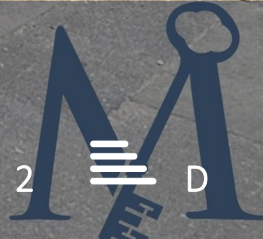




194 Highfield Street  
Coalville, LE67 3BP

£190,000

312D



## Brief Description

This delightful end-terrace house on Highfield Street in the popular town of Coalville, offers a perfect blend of CHARACTER AND MODERN living, making it an ideal family home. Spanning an impressive 1,137 square feet, the property boasts two spacious reception rooms, three well-proportioned bedrooms, and a convenient first-floor study, providing ample space for both relaxation and productivity.

Upon entering, you are greeted by a welcoming entrance hall adorned with traditional quarry tile flooring and a built-in seating area with storage, setting the tone for the home's INVITING ATMOSPHERE. The front sitting room is a versatile space, featuring a built-in window seat, a striking brick fireplace with a tiled hearth, and BEAUTIFULLY treated wooden floorboards. The dual aspect living room further enhances the home's charm, complete with built-in shelving and another feature fireplace, perfect for cosy evenings.

The KITCHEN is well-equipped with a range of wall and base units, a free-standing double oven and grill, and space for a fridge/freezer and dishwasher. It also provides direct access to the EXPANSIVE REAR GARDEN, which is a true highlight of the property. The modern family bathroom, located at the rear of the kitchen, includes a three-piece suite and space for a washing machine and dryer, ensuring practicality for everyday living.

Upstairs, you will find three GENEROUS bedrooms, each offering a comfortable retreat, along with the STUDY that is ideal for those who work from home or pursue hobbies. The BOARDED LOFT provides additional storage options.

The LANDSCAPED rear garden is a wonderful outdoor space, featuring a combination of paved patios, gravelled areas, and planted borders, predominantly laid to lawn. A large timber WORKSHOP at the bottom of the garden is complete with light and power supply. The front garden is gravelled, with a charming brick wall boundary and an iron gate for access. The property is also equipped with SOLAR PANELS for efficiency.







## ON THE FIRST FLOOR

Entrance Hall

Sitting Room  
9'8" x 15'10" (2.95m x 4.83m)

Living Room  
16'1" x 13'3" (4.90m x 4.04m)

Kitchen Diner  
9'0" x 11'0" (2.74m x 3.35m)

Family Bathroom  
8'11" x 5'9" (2.72m x 1.75m)

## ON THE FIRST FLOOR

Landing

Bedroom 1  
13'1" x 13'5" (3.99m x 4.09m)

Bedroom 2  
9'0" x 13'5" (2.74m x 4.09m)

Bedroom 3  
9'3" x 8'10" (2.82m x 2.69m)

Study  
5'9" x 4'4" (1.75m x 1.32m)

## ON THE OUTSIDE

Front Courtyard

Rear Garden





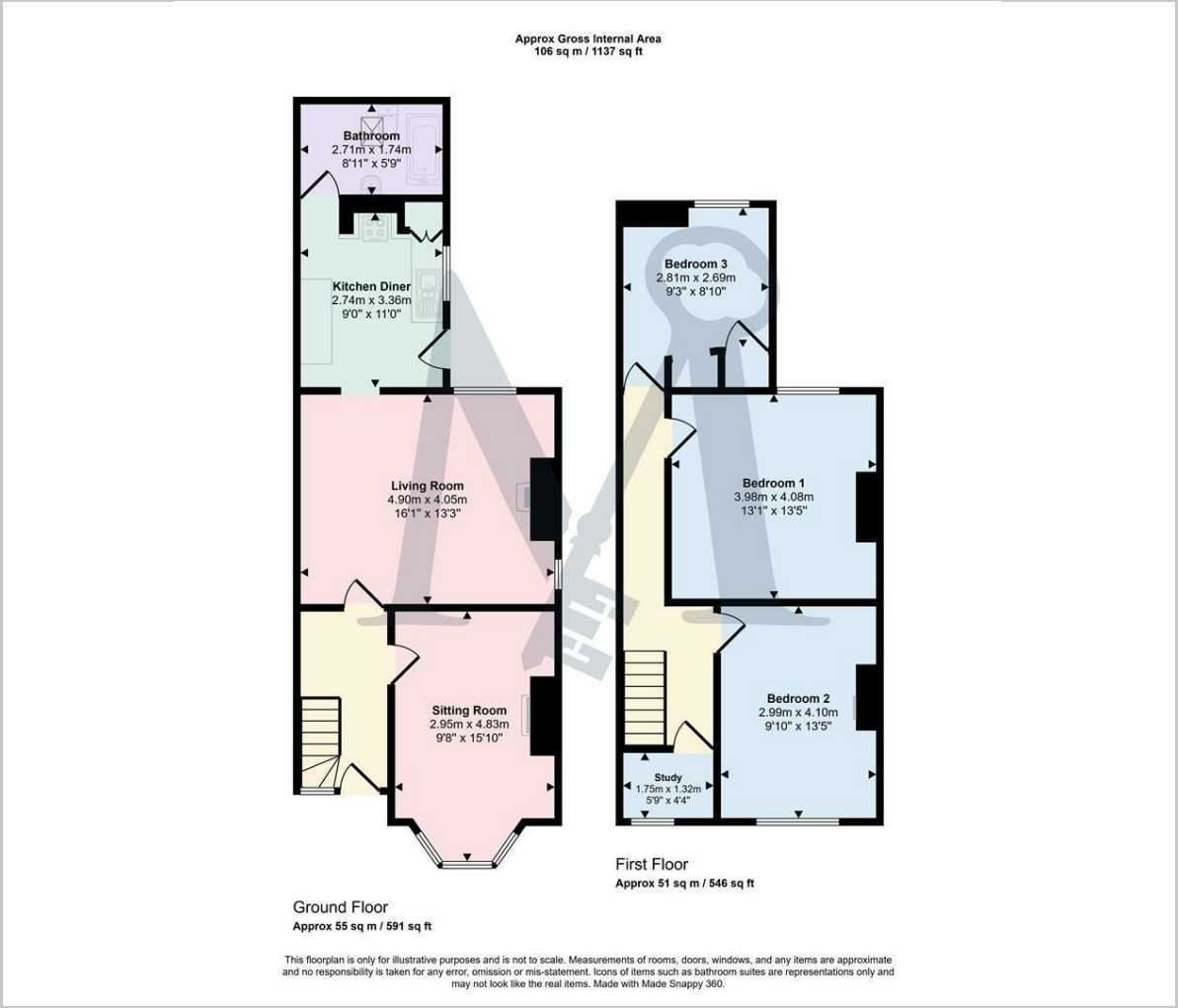








Floor Plan



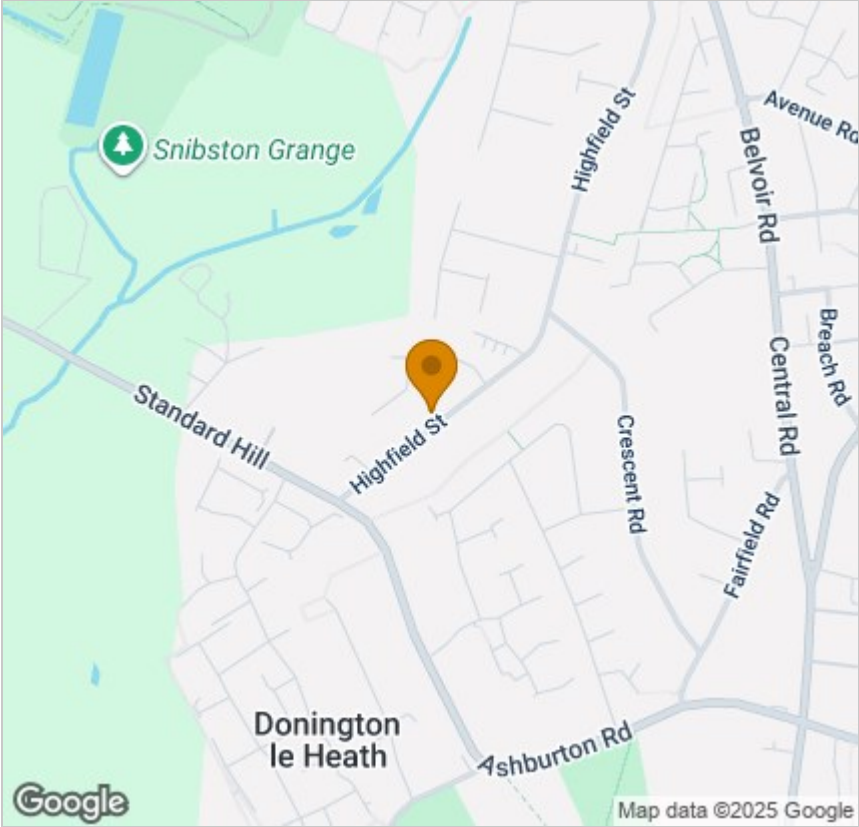
Viewing

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

