



162 Leicester Road, Coalville, LE67 5GJ

£240,000









# Brief Description

This delightful semi-detached house offers a perfect blend of period charm and modern convenience. With its ATTRACTIVE bay front and stunning TREE-LINED views, this property is an ideal family home or a wonderful opportunity for first-time buyers. This property is located on Leicester Road in the ever popular village of Whitwick.

Upon entering, you are greeted by a welcoming entrance hall featuring a stained glass front door and elegant hardwood flooring. The SPACIOUS living room, with its bay fronted elevation, flows seamlessly into the dining room, creating a PERFECT space for family gatherings. The dining area boasts sliding patio doors that lead to the rear garden, enhancing the indoor-outdoor living experience. Additionally, a practical lean-to provides a utility area with plumbing for appliances.

The recently MODERNISED KITCHEN is a highlight of the home, showcasing sleek white gloss handleless units, a free-standing double oven and grill, and STYLISH Metro tiled splashbacks. This space is both functional and aesthetically pleasing, with direct access to the garden.

Upstairs, the landing offers loft access, leading to three well-proportioned bedrooms. Two of the bedrooms are GENEROUS DOUBLES, while the third, currently utilised as an office, is a comfortable single. The family bathroom is a CONTEMPORARY RETREAT, featuring a luxurious 'P' shaped bath with both rainfall and handheld shower options, along with stylish tiled walls and a heated towel rail.

Outside, the property boasts a BEAUTIFULLY LANDSCAPED front garden and a rear garden that is both practical and inviting, complete with paved pathways, patio areas, and a lawn. The driveway provides off-road PARKING and leads to a LARGE GARAGE/WORKSHOP, equipped with light and power supply.

This home, with its modern amenities and PICTURESQUE SURROUNDINGS, is not to be missed. It offers a wonderful lifestyle in a peaceful setting, making it a perfect choice for families and individuals alike.



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## ON THE GROUND FLOOR

Entrance Hall	5'8" x 12'10" (1.73m x 3.91m)
Living Room	10'3" x 13'3" (3.12m x 4.04m)
Dining Room	10'7" x 13'3" (3.23m x 4.04m)
Lean To	9'11" x 8'2" (3.02m x 2.49m)
Kitchen	5'6" x 11'5" (1.68m x 3.48m)

## ON THE FIRST FLOOR

Landing	5'7" x 10'2" (1.70m x 3.10m)
Bedroom 1	10'3" x 13'11" (3.12m x 4.24m)
Bedroom 2	10'5" x 12'6" (3.18m x 3.81m)
Bedroom 3	5'11" x 7'0" (1.80m x 2.13m)





Family Bathroom

5'9" x 6'11" (1.75m x 2.11m)

ON THE OUTSIDE

Front Garden

Rear Garden

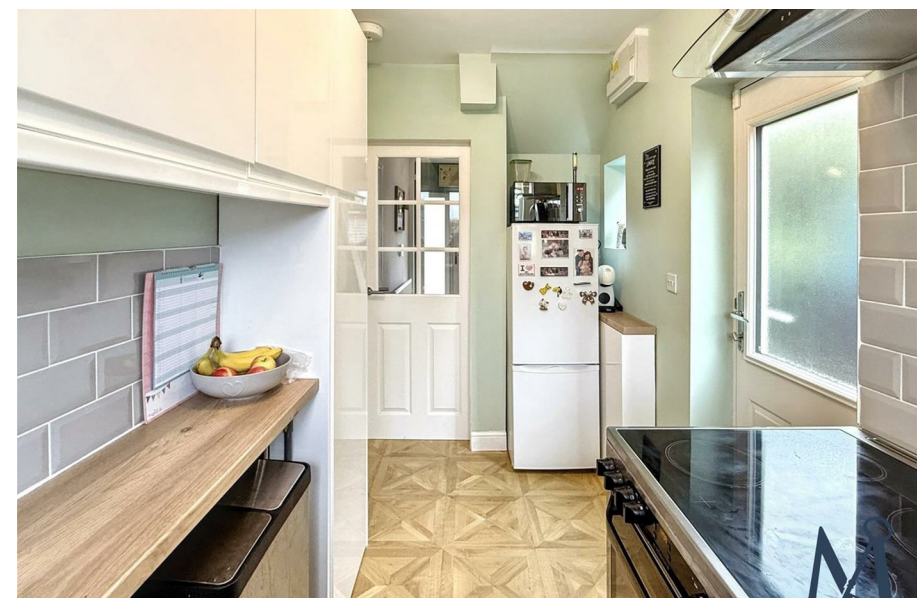
Driveway

Garage

8'0" x 16'2" (2.44m x 4.93m)

## Key Features

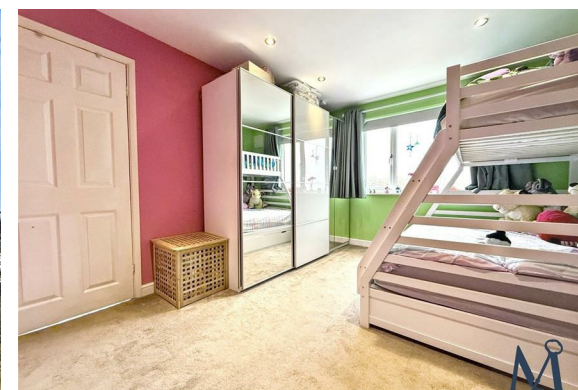
- Well Presented Accommodation
- Contemporary Bathroom
- Parking For Multiple Vehicles
- Large Garage / Workshop
- Spacious Living Accommodation
- Modern Kitchen
- Large Garden To Rear
- Edge Of Whitwick Village Location
- Two Large Double Bedrooms And One Single
- Virtual Property Tour Available

















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

