



62 Park Road, Coalville, LE67 3AD

£179,950



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Brief Description

Positioned on Park Road in Coalville, this CHARMING mid-terraced house, dating back to the late 19th century, offers a delightful blend of CHARACTER AND MODERN LIVING. Spanning an impressive 1,119 square feet, the property boasts HIGH CEILINGS and decorative corning, creating an inviting atmosphere throughout available with NO UPWARD CHAIN.

Upon entering, you are greeted by a SPACIOUS open-plan living room and dining area. The dining section features a window adorned with Venetian blinds, while the living area showcases a STRIKING FIREPLACE complete with a gas fire and an elegant marble hearth. The solid engineered oak flooring flows seamlessly through this space, enhancing its warmth and appeal.

The KITCHEN is well-equipped with modern wall and base units, an integrated oven, and ample space for a washing machine. A breakfast bar and STYLISH metro tile splashback add to the kitchen's contemporary feel, complemented by a practical tiled floor. A rear lobby provides access to the family bathroom and the garden. The bathroom is a MODERN SANCTURARY, featuring a three-piece white suite with a large bath and shower overhead, a WC, and a hand basin, all beautifully finished with tiled walls and flooring, along with a chrome heated towel rail.

Upstairs, you will find three GENEROUSLY SIZED bedrooms, perfect for family living. Additionally, a fully boarded loft room offers versatile STORAGE OR HOBBY SPACE, accessible via a convenient pull-down ladder.

Outside, the LARGE REAR GARDEN is a true highlight, featuring a paved patio area, a spacious lawn, and a decked section, all enclosed by a secure fence with side gated access. To the front, a CHARMING COURTYARD with a brick wall and iron railing gate adds to the property's curb appeal.

This delightful home is perfect for those seeking a blend of HISTORICAL CHARM and modern convenience in a POPULAR Coalville location. With its AMPLE LIVING SPACE and convenient amenities nearby, it is a property not to be missed.

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ON THE GROUND FLOOR

Living Room / Diner	12'1" x 31'1" (3.68m x 9.47m)
Kitchen	7'1" x 10'10" (2.16m x 3.30m)
Rear Lobby	
Family Bathroom	6'9" x 5'9" (2.06m x 1.75m)

ON THE FIRST FLOOR

Landing	
Bedroom 1	12'2" x 11'9" (3.71m x 3.58m)
Bedroom 2	9'1" x 13'3" (2.77m x 4.04m)
Bedroom 3	7'2" x 10'7" (2.18m x 3.23m)





ON THE SECOND FLOOR

Attic Room

10'5" x 15'2" (3.18m x 4.62m)

ON THE OUTSIDE

Front Courtyard

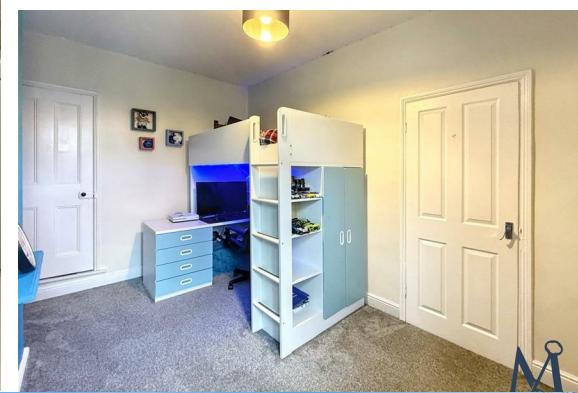
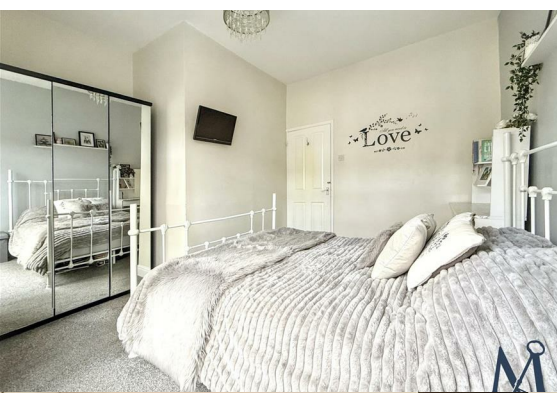
Rear Garden

Key Features

- Three Good Sized Bedrooms
- Bay Fronted Dining Area
- Modern Kitchen
- Large Landscaped Garden
- Close To Local Amenities
- Beautiful Open Plan Accommodation
- Spacious Living Area
- Contemporary Bathroom
- No Upward Chain
- Virtual Property Tour Available







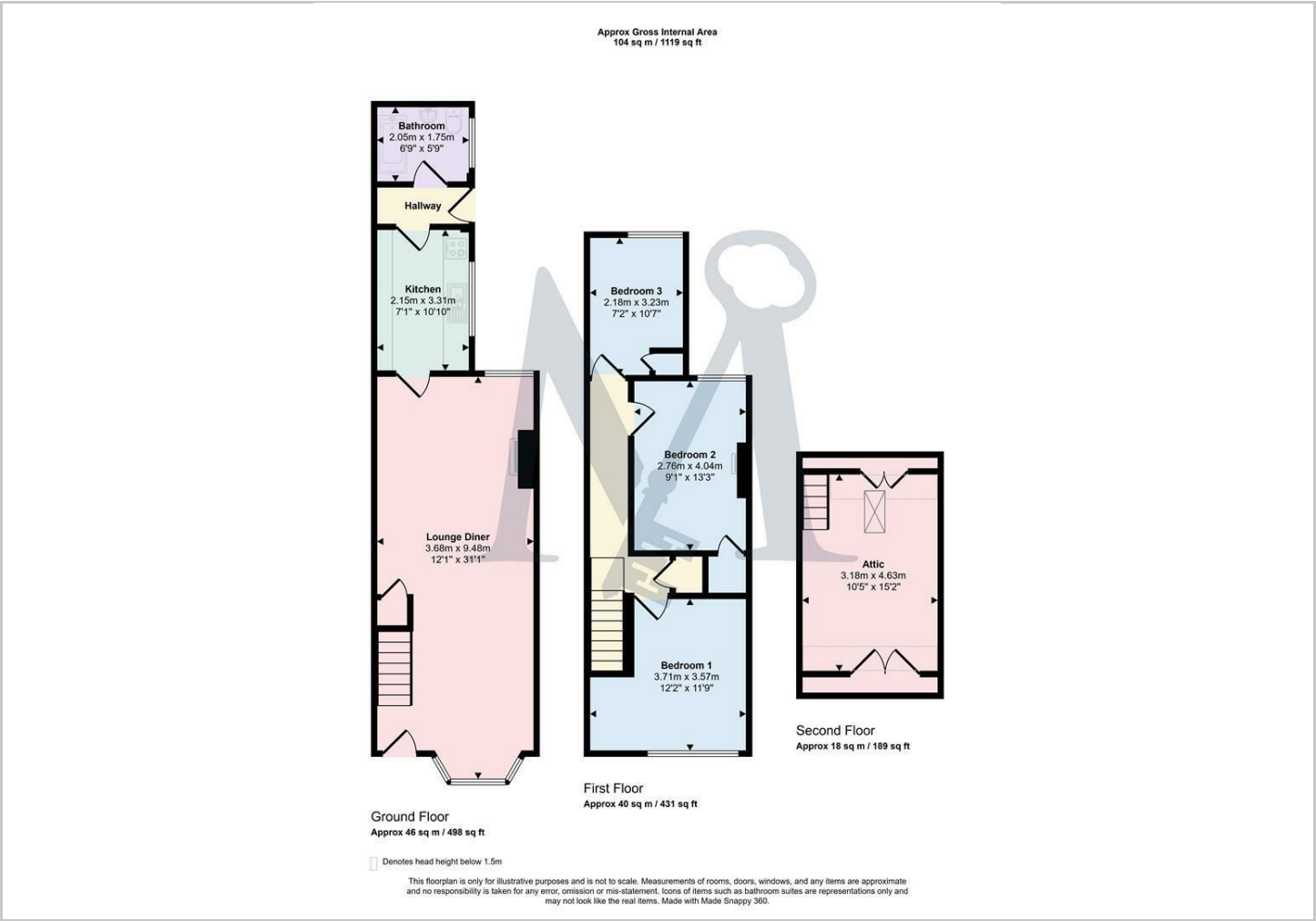




OUR HAPPY PLACE



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

