



MAYNARD  
ESTATES



62 Meadow Lane  
, Coalville, LE67 4DL

£200,000





## Brief Description

Located on Meadow Lane in the edge of Coalville, this delightful two-bedroom semi-detached house presents an **EXCELLENT OPPORTUNITY** for first-time buyers. The property boasts a **SUBSTANTIAL AND SUNLIT** garden to the rear, perfect for outdoor enjoyment and relaxation. The front of the house offers **AMPLE PARKING**, ensuring convenience for residents and guests alike.

Upon entering, you are welcomed into a bright entrance hall featuring a **STYLISH** wood panel vinyl floor that extends throughout the hallway, bathroom, and kitchen. The **MODERN KITCHEN** is a true highlight, equipped with a range of sleek white gloss wall and base units. It provides ample space and plumbing for essential appliances, including a dishwasher and washing machine, as well as a freestanding oven. With lovely views of the garden and direct access through a back door, this kitchen is both functional and inviting.

The family bathroom is tastefully designed with a **CONTEMPORARY** three-piece white suite, comprising a bath, WC, and handbasin, complemented by a tiled bath surround and splashback. Adjacent to the kitchen, the living room is a dual-aspect space that invites **NATURAL LIGHT** from both the front and rear, creating a warm and cosy atmosphere ideal for relaxation.

Upstairs, you will find two **GENEROUSLY SIZED** double bedrooms, each benefiting from dual aspect windows that enhance the airy feel of the home.

The **LANDSCAPED** rear garden is a true oasis, featuring paved patios and pathways, a well-maintained lawn, and planted borders, all enclosed by a secure fence. The front garden combines lawn and ornamental borders, with a paved gravel and tarmac hard standing that provides **OFF-ROAD PARKING** for several vehicles.

Residents will appreciate the ease of access to essential services, shops, and recreational facilities, ensuring that daily life is both convenient and enjoyable. Furthermore, the property benefits from excellent transport links, for commuting to nearby towns and cities.







## ON THE FLOOR

Entrance Hall

Living Room  
9'9" x 12'9" (2.97m x 3.89m)

Kitchen  
8'10" x 6'10" (2.69m x 2.08m)

Bathroom  
5'9" x 5'6" (1.75m x 1.68m)

Storage Room

## ON THE FIRST FLOOR

Landing

Bedroom 1  
10'5" x 13'0" (3.18m x 3.96m)

Bedroom 2  
9'1" x 12'10" (2.77m x 3.91m)

## ON THE OUTSIDE

Front Garden

Rear Garden

Driveway Parking

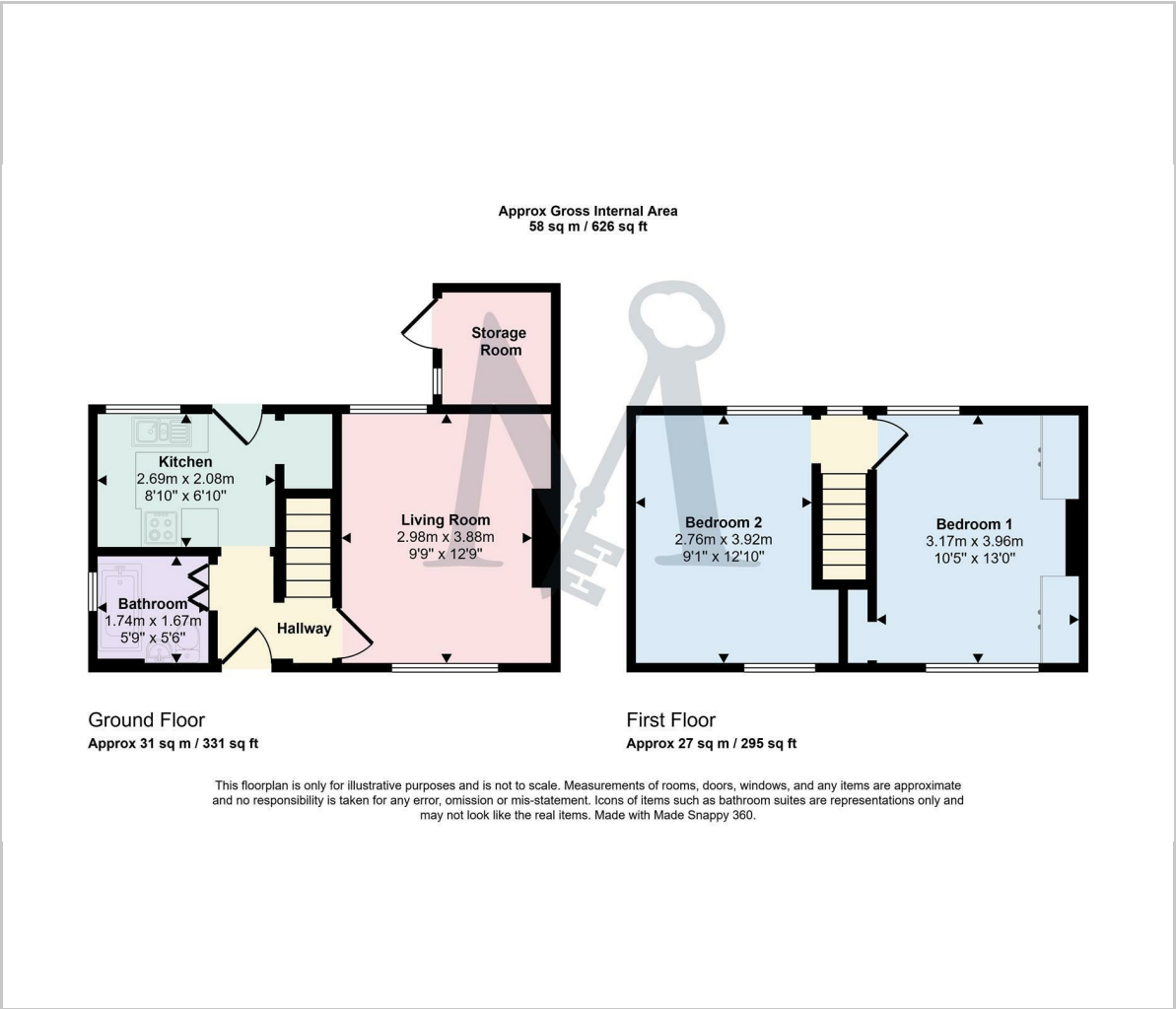








Floor Plan



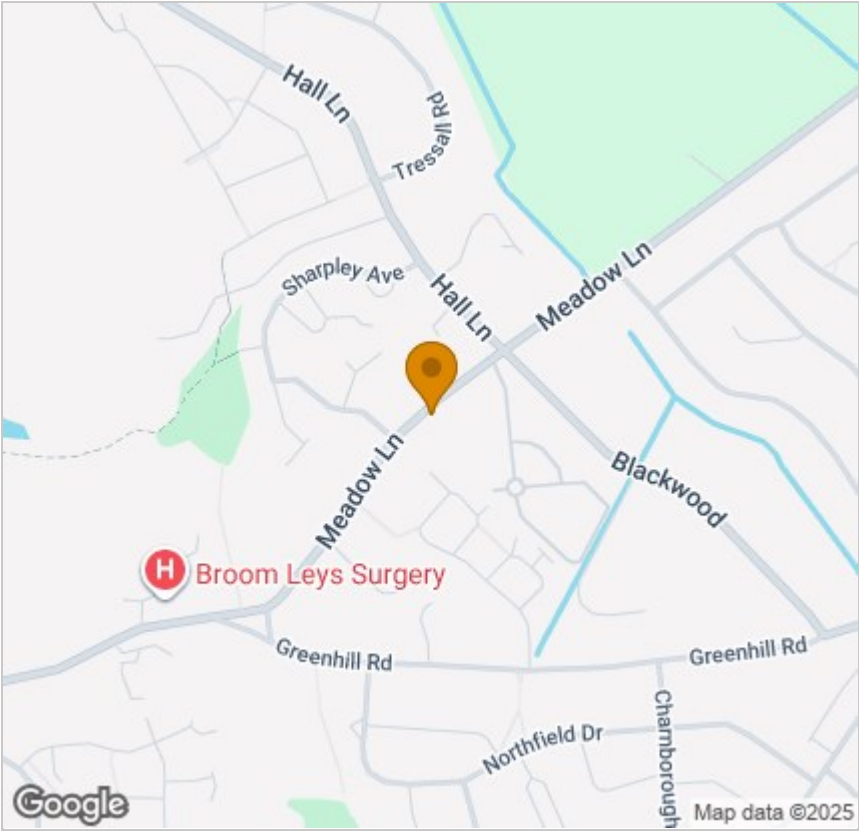
Viewing

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

