



11 Torrington Avenue, Coalville, LE67 5QA

£280,000





Brief Description

This delightful three double bedroom detached house on Torrington Avenue in the POPULAR village of Whitwick, offers a perfect blend of comfort and modern living. Spanning an impressive 1,113 sq ft, the property is BEAUTIFULLY PRESENTED and boasts spacious accommodation throughout.

Upon entering, you are greeted by a welcoming entrance area that features a large storage cupboard and **STYLISH** grey laminate wood panel effect flooring. **NATURAL LIGHT** floods the space through a feature window on the landing, creating a bright and airy atmosphere. The living room is a true highlight, showcasing a large fronted window adorned with fitted Venetian blinds, decorative coving, and a **STRIKING** central fireplace with a marble inset hearth and wooden surround, housing a gas fire. Sliding doors lead seamlessly into the **CONSERVATORY**, which is currently utilised as an office but offers versatile potential for various uses.

The **DINING KITCHEN** is well-equipped with modern wall and base units, an integrated fridge/freezer, and a double oven and grill. There is ample space for a dining table, and the kitchen benefits from a modern combination boiler and a side door providing easy access to the garage. **FRENCH DOORS** open onto the private rear garden, perfect for outdoor entertaining.

Upstairs, you will find three **GENEROUSLY SIZED** bedrooms, complemented by a stylish family bathroom featuring a **CONTEMPORARY** three-piece white suite. The outside space is equally impressive, with a **PRIVATE** rear garden that includes a combination of patios, a lawned area, and planted borders, all enclosed within a secure fence boundary. A mature apple tree adds a touch of charm, while side gated access enhances convenience.

The front garden is adorned with plum slate chippings, providing **ADDITIONAL PARKING** as needed. The concrete driveway offers off-road parking and leads to a single detached garage equipped with light and power supply. Additionally, there is a rear brick **UTILITY OUTBUILDING** with WC.

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ON THE GROUND FLOOR

Entrance Hall	
Living Room	11'0" x 20'0" (3.35m x 6.10m)
Conservatory	9'3" x 6'2" (2.82m x 1.88m)
Kitchen Diner	8'11" x 17'10" (2.72m x 5.44m)

ON THE FIRST FLOOR

Landing	
Bedroom 1	10'9" x 11'7" (3.28m x 3.53m)
Bedroom 2	9'0" x 10'3" (2.74m x 3.12m)
Bedroom 3	10'10" x 7'3" (3.30m x 2.21m)
Family Bathroom	6'0" x 7'1" (1.83m x 2.16m)





ON THE OUTSIDE

Rear Garden

Front Garden

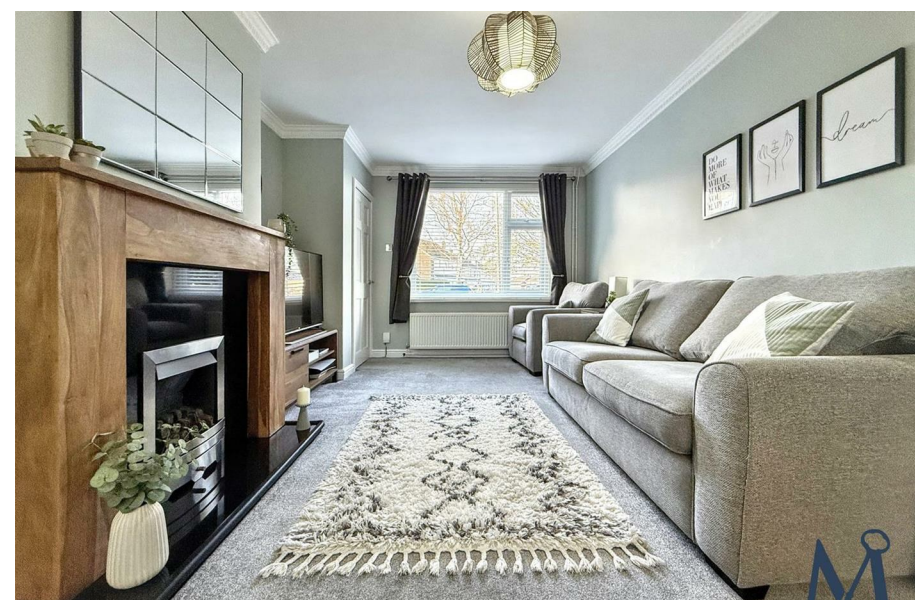
Driveway

Single Detached Garage 8'3" x 15'5" (2.51m x 4.70m)

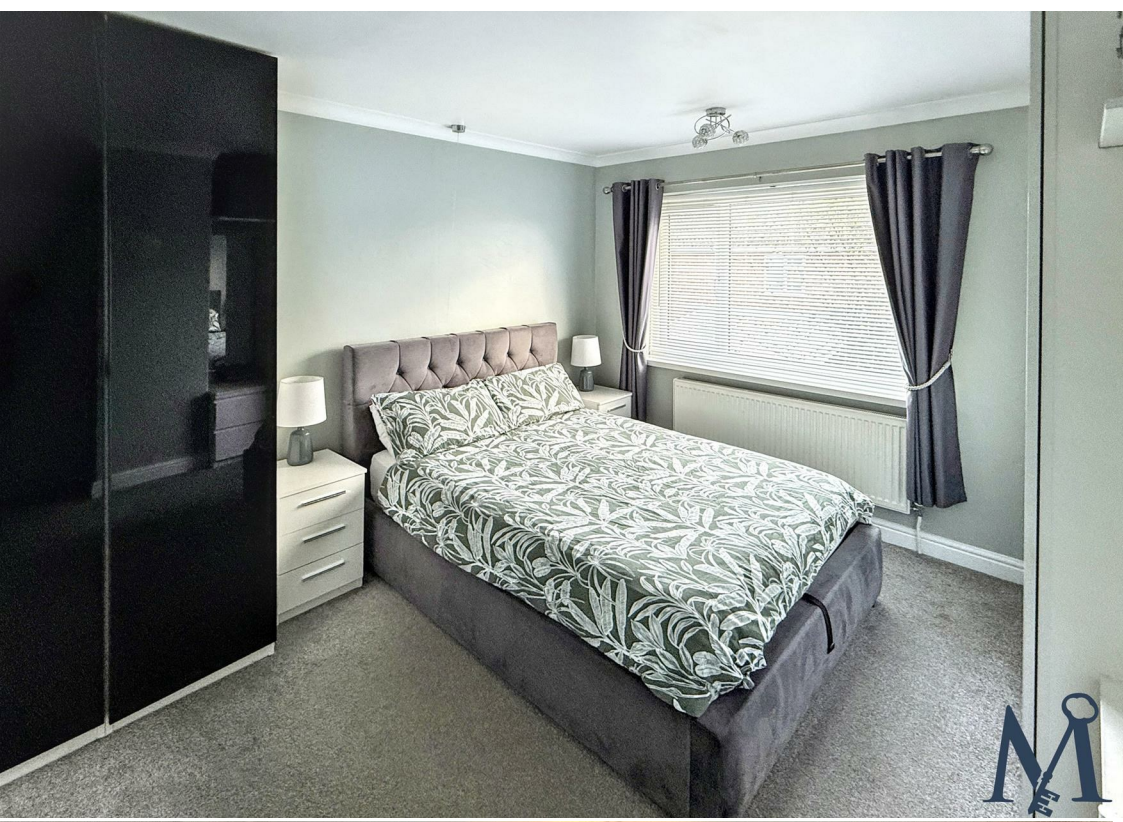
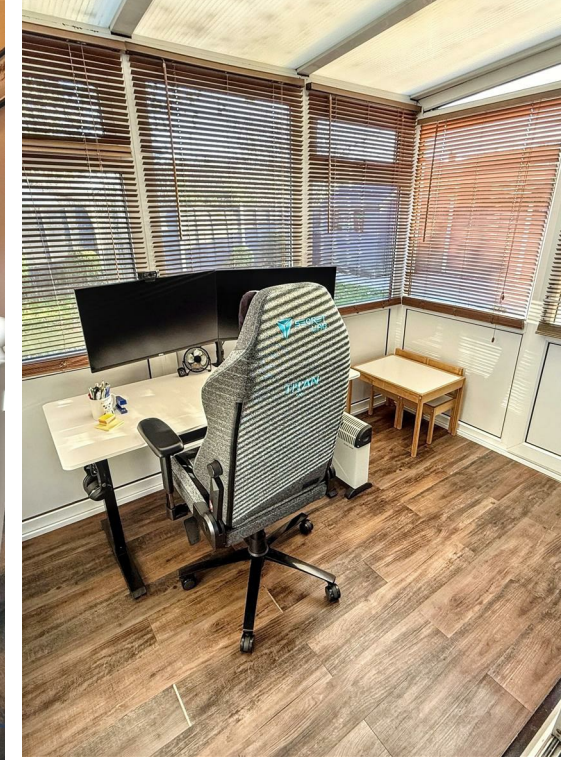
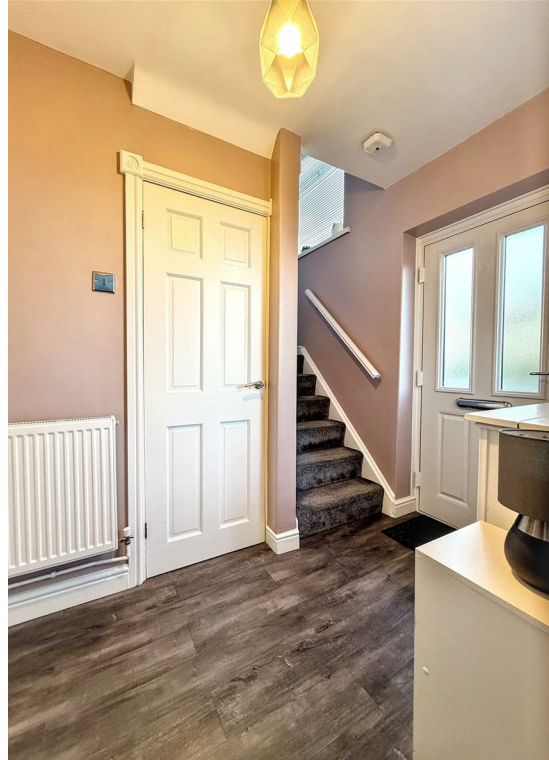
Utility/WC 6'2" x 6'3" (1.88m x 1.91m)

Key Features

- Three Double Bedrooms
- Modern Kitchen Diner
- Private Landscaped Garden To Rear
- Single Detached Garage
- Beautifully Presented Accommodation
- Spacious Living Room
- Contemporary Family Bathroom
- Parking For Multiple Vehicles
- Extended Conservatory
- Virtual Property Tour Available





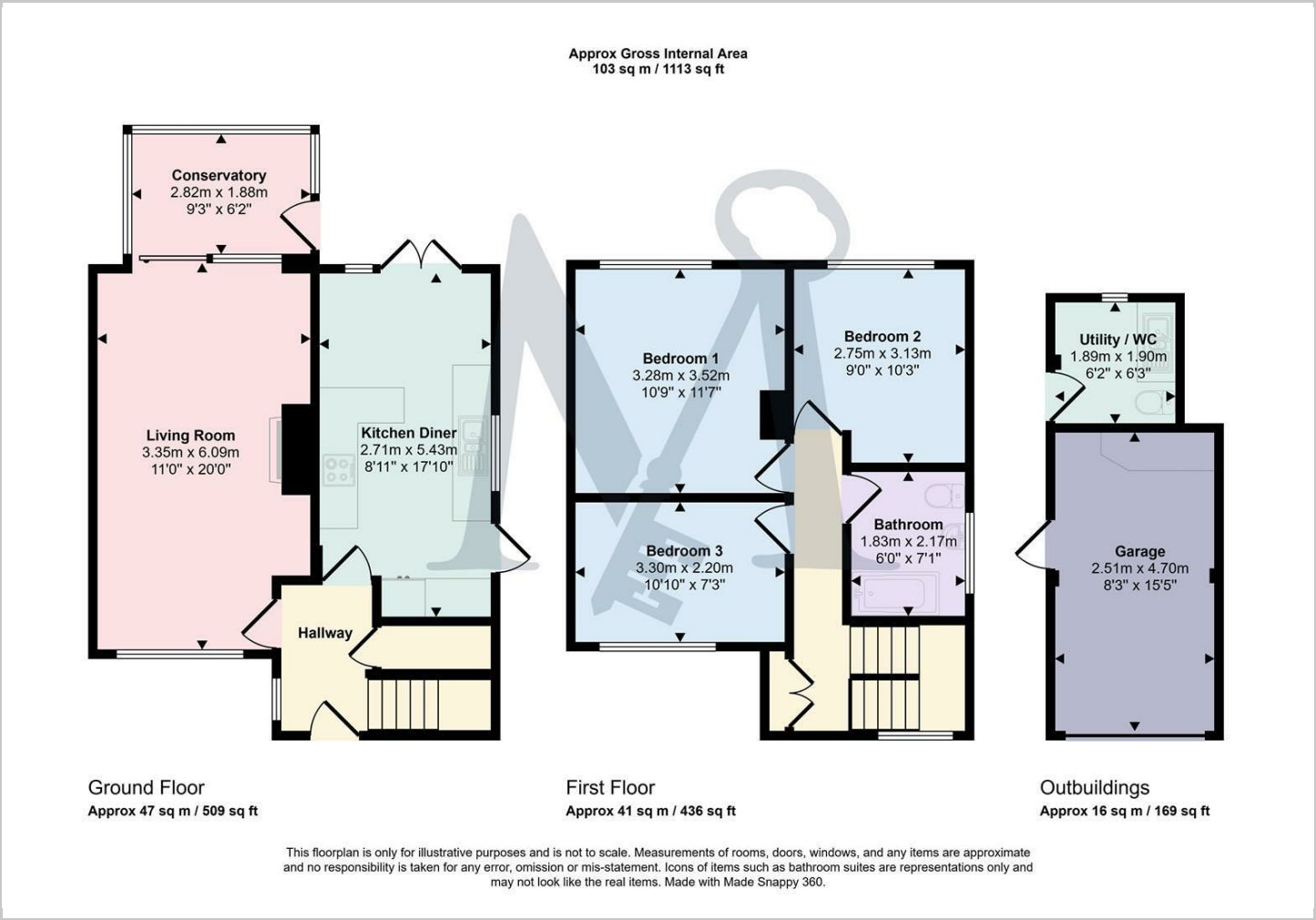








Floor Plans



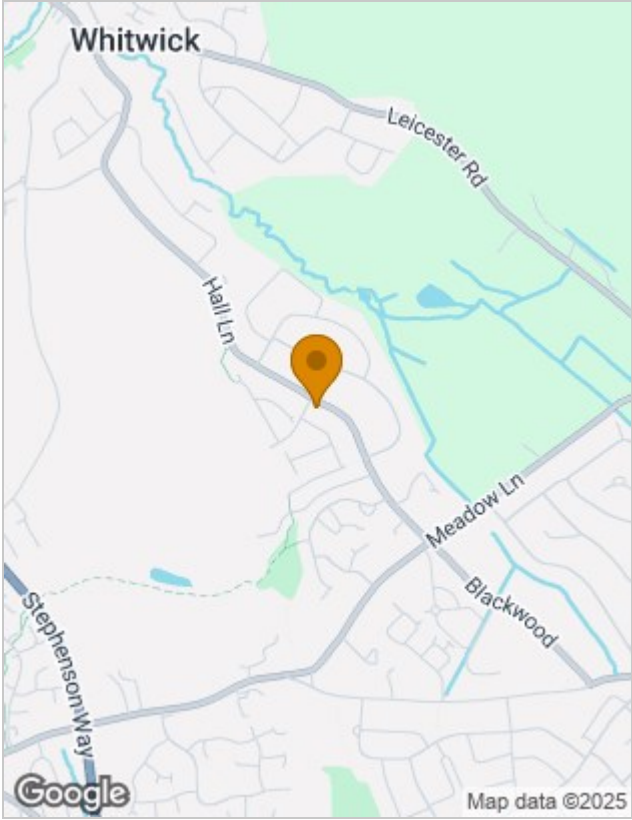
Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	