



MAYNARD  
ESTATES

45 Meadow Lane  
Coalville, LE67 4DN

£350,000





## Brief Description

Located on Meadow Lane on the edge of Coalville, this extended three-bedroom detached house offers a WONDERFUL OPPORTUNITY for those looking to create their dream home. Spanning an impressive 2,097 sqft, the property is RIPE FOR MODERNISATION, allowing you to tailor it to your personal taste while enjoying the benefits of double glazing and gas central heating.

Upon entering, you are greeted by a SPACIOUS entrance hall that features a staircase leading to the first floor, along with convenient storage options. To your left, a Ground Floor WC adds practicality to the layout. The sitting room, located at the front of the house, boasts a delightful FIREPLACE with a gas fire, elegant ceiling coving, and an integral door that provides access to the double garage. Adjacent to the hall, a versatile OFFICE SPACE awaits, perfect for a home study or playroom.

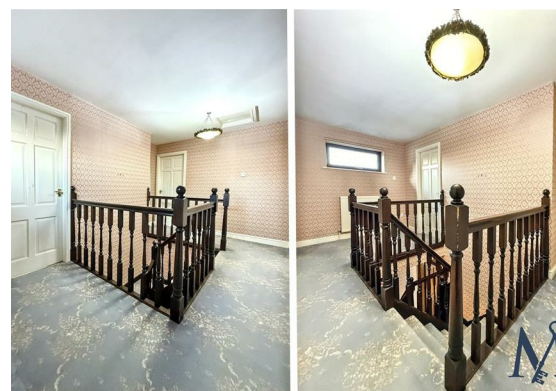
The dining room, accessed through charming double doors, is enhanced by a dado rail and ceiling coving, with FRENCH DOORS that open to the garden, creating a seamless indoor-outdoor flow. At the rear, the living room features sliding doors leading to the garden, a second fireplace, and similar decorative touches that add character. The kitchen is WELL-EQUIPPED with a range of wall and base units, an integrated double oven and grill, and space for a dishwasher, all complemented by tile flooring and ceiling beams.

Upstairs, you will find three GENEROUSLY SIZED DOUBLE bedrooms, including a master suite with its own en-suite bathroom. A five-piece family bathroom with a white suite serves the remainder of the home.

The exterior of the property is equally appealing, with a large and ESTABLISHED REAR GARDEN that combines paved patios, pathways, and slate chippings, surrounded by mature trees and shrubs. A small feature pond adds a tranquil touch, all within a secure fenced boundary. The block-paved driveway provides OFF-ROAD PARKING for several vehicles and leads to the double garage, enhancing the convenience of this home







## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Sitting Room  
12'8" x 11'9" (3.86m x 3.58m)

Office  
10'2" x 11'2" (3.10m x 3.40m)

Dining Room  
18'2" x 10'6" (5.54m x 3.20m)

Living Room  
11'6" x 19'11" (3.51m x 6.07m)

Kitchen  
11'4" x 12'5" (3.45m x 3.78m)

Utility Room  
7'7" x 9'0" (2.31m x 2.74m)

## ON THE FIRST FLOOR

Landing

Master Bedroom  
11'4" x 15'3" (3.45m x 4.65m)

En Suite  
6'2" x 6'0" (1.88m x 1.83m)

Bedroom Two  
10'2" x 12'11" (3.10m x 3.94m)

Bedroom Three  
10'0" x 13'2" (3.05m x 4.01m)

Family Bathroom  
10'0" x 7'8" (3.05m x 2.34m)

## ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Double Garage  
14'11" x 16'10" (4.55m x 5.13m)









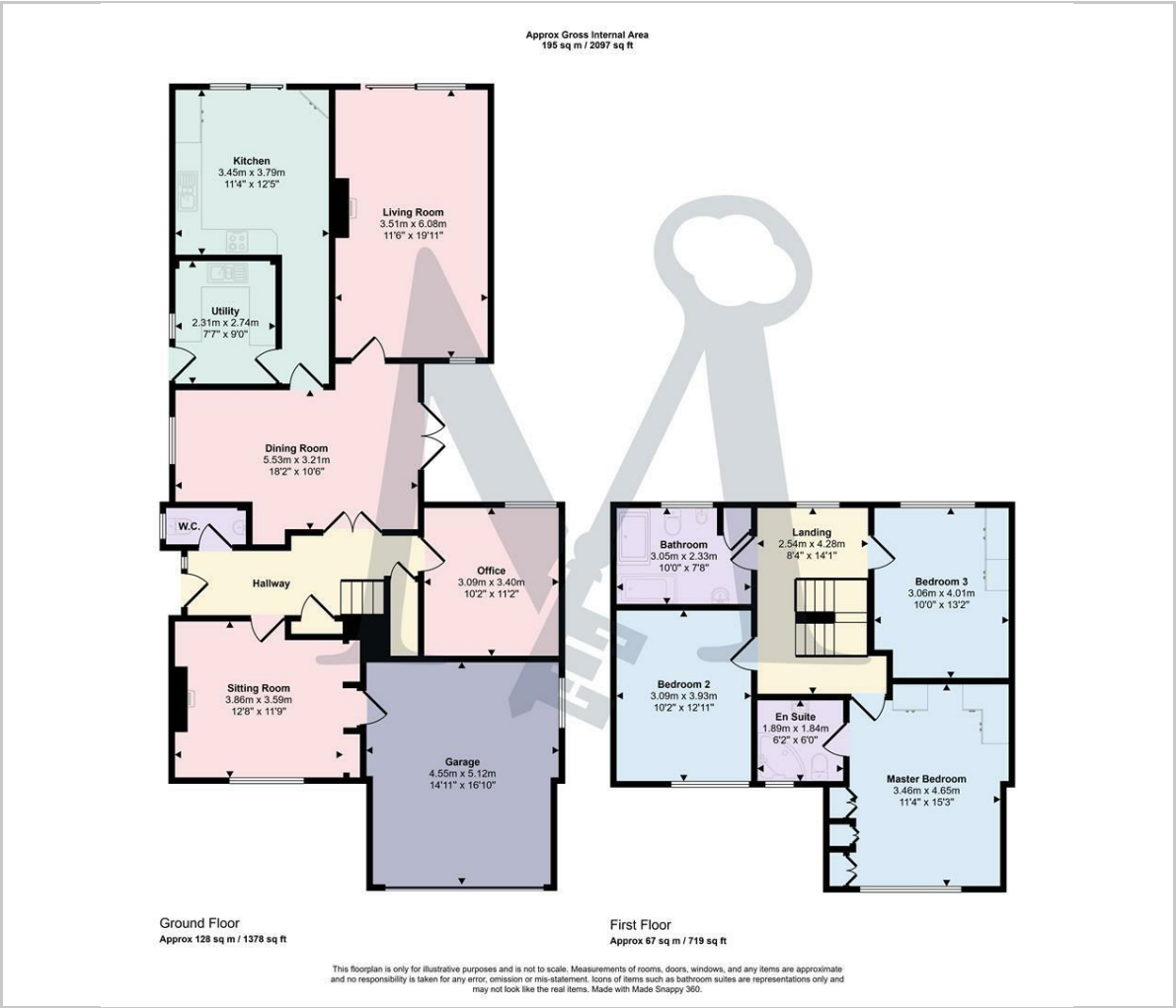








Floor Plan



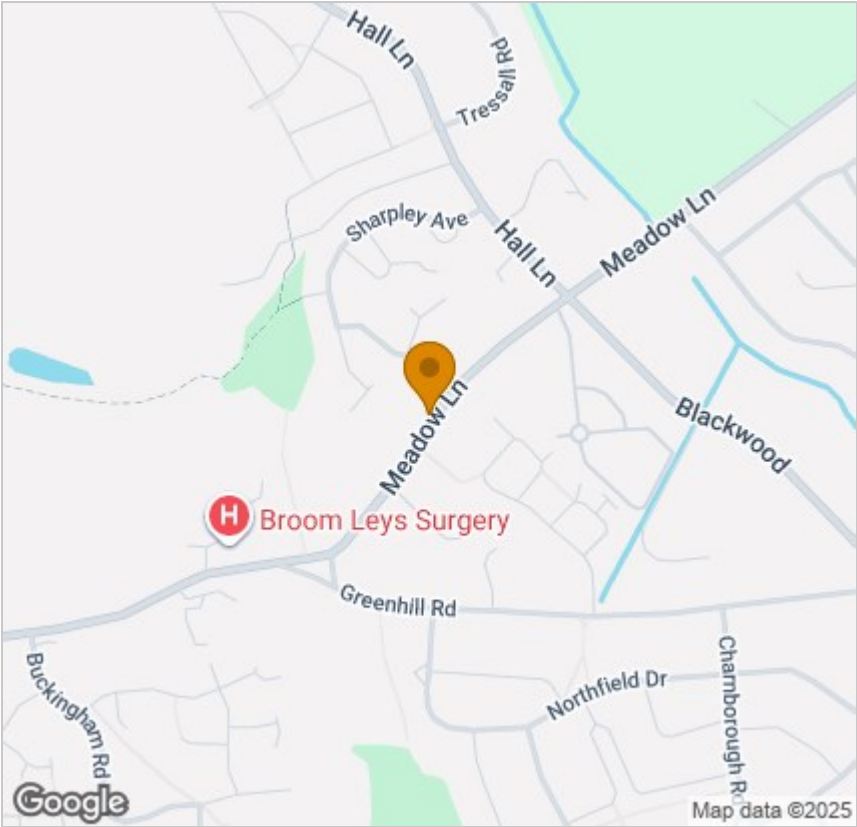
Viewing

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

