



MAYNARD  
ESTATES



23 Vaughan Street , Coalville, LE67 3GH

£150,000

Located on Vaughan Street in the heart of Coalville, this CHARMING semi-detached house presents an EXCELLENT OPPORTUNITY for first-time buyers or those looking to invest in a property with GREAT POTENTIAL. Available with NO UPWARD CHAIN, this three-bedroom home is ready for you to make it your own.

Upon entering, you are greeted by a welcoming entrance hall that leads to a comfortable living room, complete with a feature fireplace, BAY WINDOW, and elegant ceiling coving that adds character to the space. Adjacent to the living room is a DINING ROOM that flows seamlessly into the kitchen, creating an ideal setting for family gatherings and entertaining guests.

The kitchen is equipped with a range of wall and base units, providing ample storage and workspace, along with space for a washing machine and an UNDERSTAIRS PANTRY for added convenience. To the rear of the property, you will find a family bathroom featuring a three-piece suite, including a mains shower over the bath, WC and hand basin.

Venturing upstairs, you will discover three generously sized double bedrooms, each thoughtfully fitted with wardrobes, ensuring plenty of storage for your belongings.

Externally, the property boasts a DELIGHTFUL REAR GARDEN, complete with a paved patio and pathway leading to a brick outbuilding, PERFECT for storage or a workshop. The garden is laid to lawn with planted borders, offering a tranquil outdoor space to relax and unwind. To the front, a small COURTYARD enclosed by a brick wall and iron gate adds to the property's appeal.

With its PRIME LOCATION, the property is conveniently situated near Coalville town centre, offering EASY ACCESS to a variety of shops, restaurants, and local amenities. Additionally, the nearby road links ensure that commuting to surrounding areas is both straightforward and efficient.

This semi detached home on Vaughan Street is a WELCOMING SPACE ready for you to shape and make your own.

- Available With No Upward Chain
- Bay Fronted Living Room
- Separate Dining Room
- Breakfast Kitchen
- Three Double Bedrooms
- Private Garden To The Rear
- Fantastic Scope To Improve
- Potential Ideal First Time Buyer Home
- Conveniently Located Near Local Amenities

**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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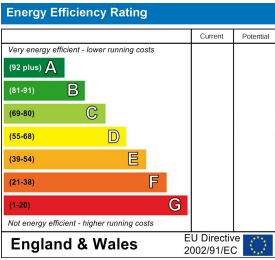
Floor Plan



Area Map



Energy Efficiency Graph



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