



61 Thomas Road  
Whitwick, Coalville, LE67 5FY

£340,000

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## Brief Description

A BEAUTIFULLY PRESENTED, DETACHED FAMILY HOME which has been EXTENDED to provide further LIVING SPACE and offers STUNNING ACCOMMODATION throughout. Occupying a CORNER POSITION, within WHITWICK VILLAGE and benefitting from a SOUTH FACING REAR GARDEN, you really DON'T WANT TO MISS OUT ON THIS FABULOUS HOME.

Upon entering this STUNNING home, you are met with an entrance hallway which gives immediate access to the LIVING ROOM and staircase rising to the first floor. The living room has been TASTEFULLY DECORATED with a FEATURE FIREPLACE and flows seamlessly into the separate DINING ROOM, providing a lovely open plan feel. Bifold doors then open into the extended FAMILY ROOM which is a PLEASANT, LIGHT and SPACIOUS ROOM with VAULTED CEILINGS, VELUX WINDOWS and FRENCH DOORS leading out onto the landscaped rear garden.

The STUNNING, MODERN KITCHEN offers a range of wall and base units with MARBLE EFFECT worktop and integrated appliances including oven with grill, four ring gas hob, and dishwasher. This property also benefits from a SEPARATE UTILITY ROOM, with matching wall and base units, MARBLE EFFECT worktops and plumbing for washing machine and dryer along with access to a GROUND FLOOR WC.

Stairs rise to the FIRST FLOOR LANDING with all rooms leading off. The MASTER BEDROOM is a great size offering AMPLE SPACE along with a CONTEMPORARY THREE PIECE ENSUITE. Three further GOOD-SIZED bedrooms and a FANTASTIC FAMILY BATHROOM complete with bath, wash hand basing and a dual flush WC concludes a wonderful first floor.

Externally the property continues to impress with a BEAUTIFULLY LANDSCAPED, SOUTH FACING REAR GARDEN with paved patio, shaped lawn, and decked seating area all within a fenced and walled boundary. The front offers two lawned areas along with a LARGE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles that leads to the SINGLE GARAGE which has been partially converted to provide front storage and a must have OFFICE SPACE accessible from the main home.





## ON THE GROUND FLOOR

Entrance Hall

Living Room

11'5" x 15'3" (3.48m x 4.65m)

Dining Room

8'9" x 9'10" (2.67m x 3.00m)

Family Room

9'1" x 13'6" (2.77m x 4.11m)

Modern Kitchen

9'1" 10'4" (2.77m 3.15m)

Utility Room

4'8" x 6'11" (1.42m x 2.11m)

Ground Floor WC

Study

8'3" x 6'6" (2.51m x 1.98m)

## ON THE FIRST FLOOR

Landing

Master Bedroom

11'10" x 12'1" (3.61m x 3.68m)

En-Suite

8'6" x 4'10" (2.59m x 1.47m)

Bedroom Two

8'5" x 10'5" (2.57m x 3.18m)

Bedroom Three

7'0" x 10'6" (2.13m x 3.20m)

Bedroom Four

8'0" x 7'5" (2.44m x 2.26m)

Family Bathroom

5'8" x 6'11" (1.73m x 2.11m)

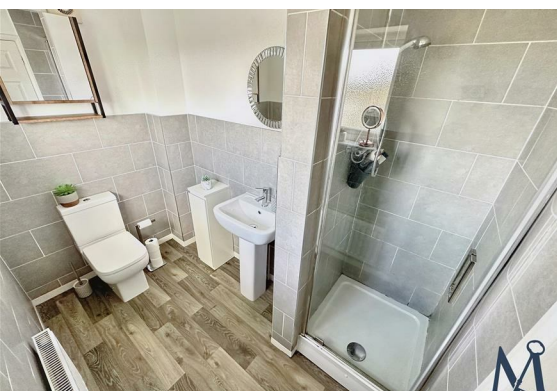
## ON THE OUTSIDE

Rear Garden

Front Garden

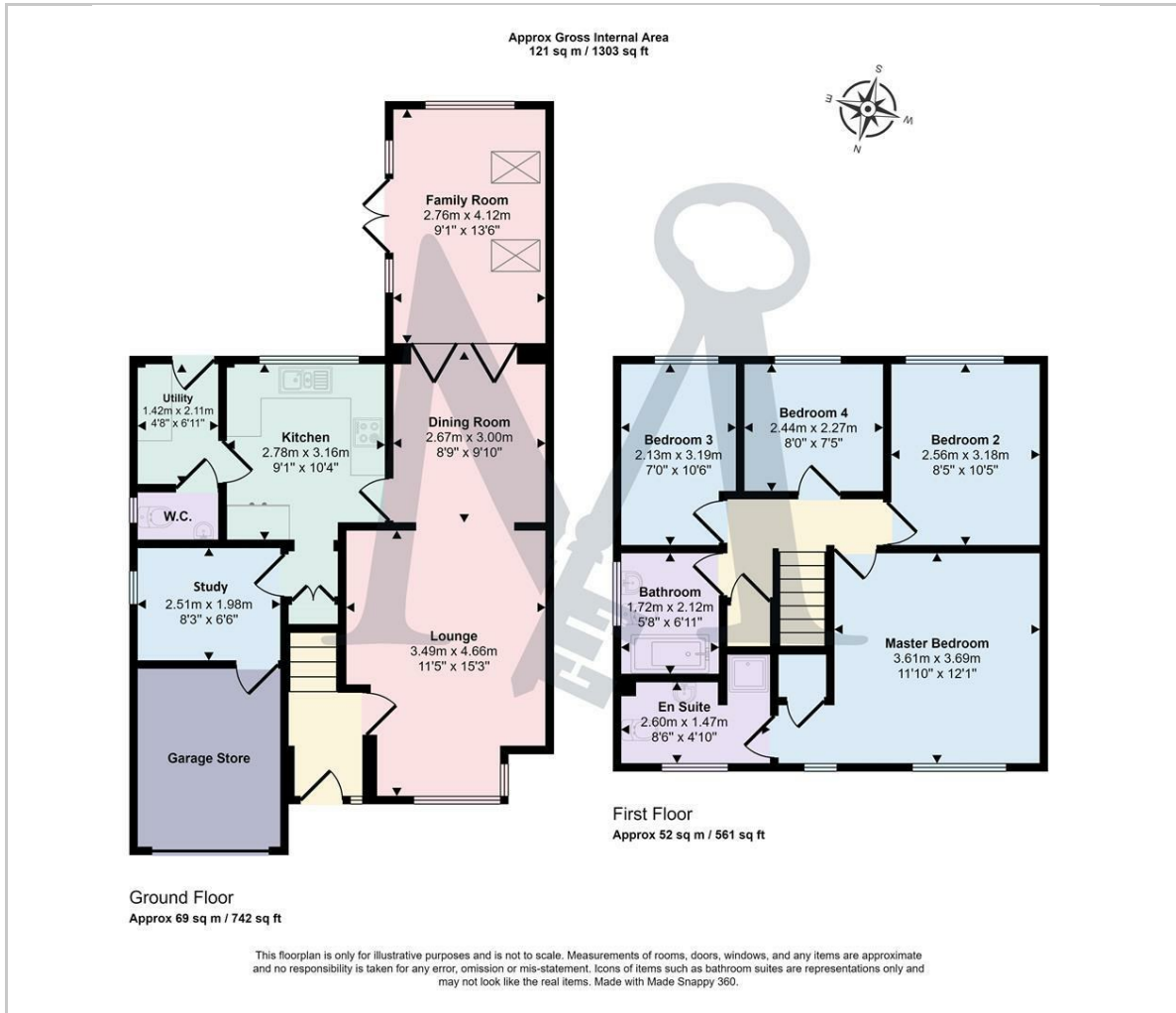
Driveway

Garage





## Floor Plan



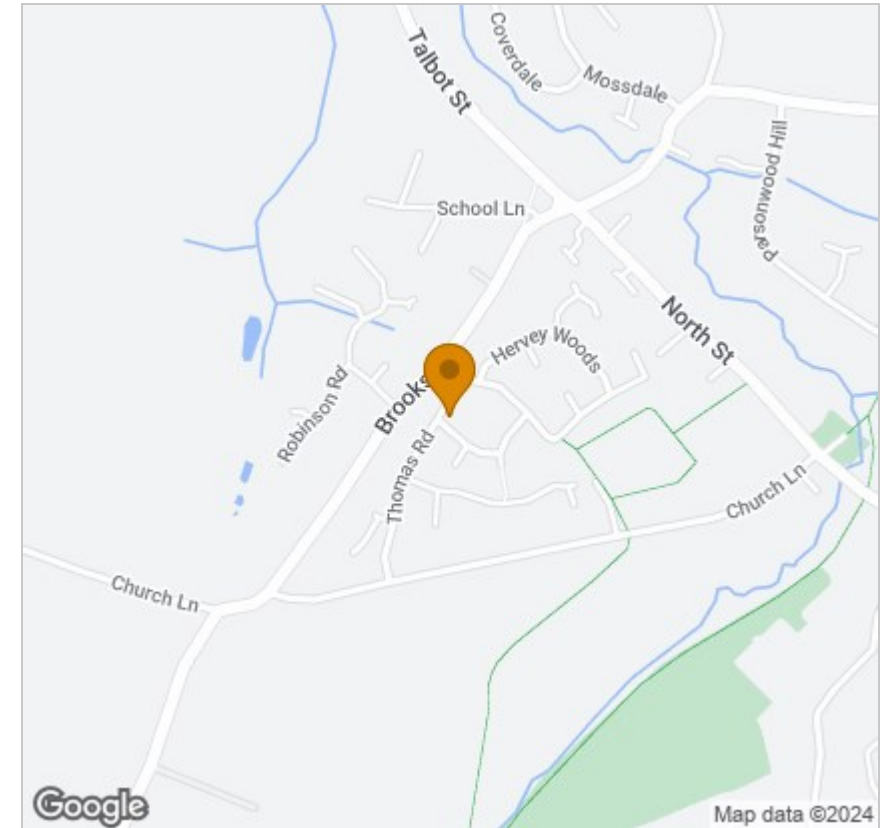
## Viewing

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

