



21 Emmerson Avenue, Coalville, LE67 2JG

£425,000

Nestled in the picturesque setting of Emmerson Avenue, Hugglescote, this exquisite detached house offers a perfect blend of comfort and elegance. Spanning an impressive 1,560 square feet, the property is in immaculate condition, ensuring a move-in ready experience for its new owners. Surrounded by nature, this stunning location offers a peaceful escape while still being conveniently located for local amenities. This home is ideal for families seeking a spacious and tranquil environment, making it a must-see for anyone looking to settle in this charming area.

Upon entering, you are greeted by three spacious reception spaces that provide ample room for both relaxation and entertaining. The abundance of natural light that floods through the large windows creates a warm and inviting atmosphere throughout the home. The well-designed layout includes four generously sized double bedrooms, with the master suite boasting a luxurious ensuite bathroom, providing a private retreat for relaxation. The heart of the home is complemented by a private landscaped rear garden, perfect for enjoying the serene surroundings and hosting outdoor gatherings.

AWAITING PROFESSIONAL PHOTOGRAPHY AND FLOORPLAN

Location

Situated at the edge of a peaceful, picturesque estate you will find Emmerson Avenue. Ideally located for the best of both worlds with it's charming location yet proximity to excellent amenities and road links!

Front Aspect

The property sits on a corner plot and offers driveway parking and single garage.

Entrance Hallway

A spacious and welcoming entrance hallway having beautifully upgraded Antico flooring, impressive feature pendant lighting, generous storage cupboard and guest cloakroom.

Guest Cloakroom 3'3 x 6'9 (0.99m x 2.06m)

A stylish ground floor cloakroom having Antico flooring, upgraded feature hand basin unit with double door storage, W/C and central heating radiator.

Lounge 12'4 x 18'3 (3.76m x 5.56m)

An impressive principal reception room which is flooded with natural light and offers beautiful views to the front of the property. The Lounge benefits from an upgraded feature media wall which offers space for TV and shelving, plush carpeted flooring, French Doors with additional uPVC windows to either side leading to the rear garden and central heating radiator.

Dining Room/Reception Room Two 12'9 x 10'3 (3.89m x 3.12m)

Having dual aspect windows overlooking the beautiful view to the front of the property, Antico flooring and central heating radiator.

Kitchen/FamilyDining 11'8 x 18'3 (3.56m x 5.56m)

Sleek and beautifully designed, this space is ideal for the whole family or entertaining! Having modern fitted Kitchen with contemporary wall, drawer and base units and complimenting worktops, double AEG oven, integrated dishwasher and fridge/freezer, sink with mixer tap over with window over, spacious breakfast bar with ample space for seating and spacious family/dining space with antico flooring, central heating radiator and French doors leading out to the rear patio.

Utility 5'2 x 6'9 (1.57m x 2.06m)

Having modern fitted base units with complimenting worktop, space for white goods, sink with mixer tap, window to side aspect, central heating radiator and wall mounted Logic boiler.

Landing

A beautifully designed space with feature pendant

lighting and window maximising the incredible view to the front of the property.

Principal Bedroom 12'2 x 12'5 (3.71m x 3.78m)

A spacious double bedroom having carpeted flooring, feature panelling, three double inbuilt storage cupboards, central heating radiator and window to side aspect.

En-Suite 5'2 x 12'6 (1.57m x 3.81m)

A larger than average En Suite which boasts both a double shower and also bathtub with handheld shower over. The En Suite also benefits from window to side aspect, heated towel rail, Antico flooring W/C and hand basin.

Bedroom Two 11'9 x 9'3 (3.58m x 2.82m)

Another fantastic sized double bedroom having carpeted flooring, double inbuilt storage cupboard, window to rear aspect and central heating radiator.

Bedroom Three 13'0 x 9'3 (3.96m x 2.82m)

Another generous double sized bedroom having carpeted flooring, central heating radiator and dual aspect windows overlooking the fantastic view to the front of the property.

Bedroom Four 11'9 x 8'2 (3.58m x 2.49m)

A spacious double bedroom with window overlooking the front aspect views, having carpeted flooring and central heating radiator.

Family Bathroom 8'8 x 8'1 (2.64m x 2.46m)

A modern fitted bathroom having shower cubicle, bath with handheld shower, Antico flooring, window to side aspect, central heating radiator, W/C and hand basin.

Rear Garden

Private and beautifully landscaped, the rear garden is the perfect retreat! Having impressive wooden pergola over patio seating area which benefits from electric power access, spacious lawn, additional patio area and two decked seating areas. The garden also has side access gateway to driveway.

Single Garage

Having up and over door, power and lighting.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an

offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.

4. Potential buyers are advised to recheck the measurements before committing to any expense.

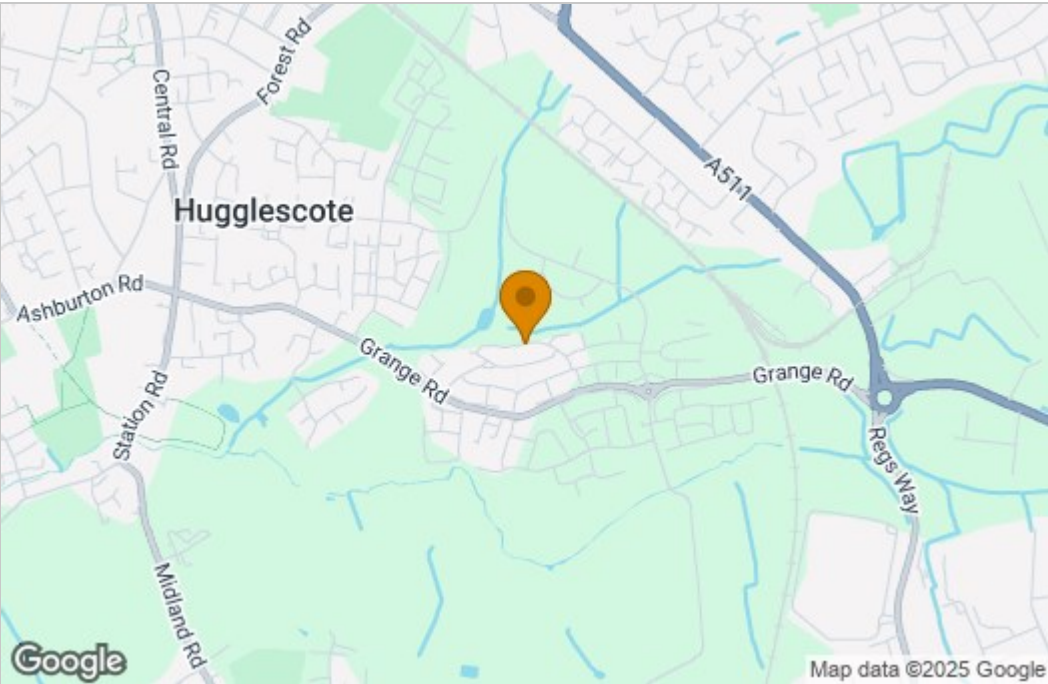
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

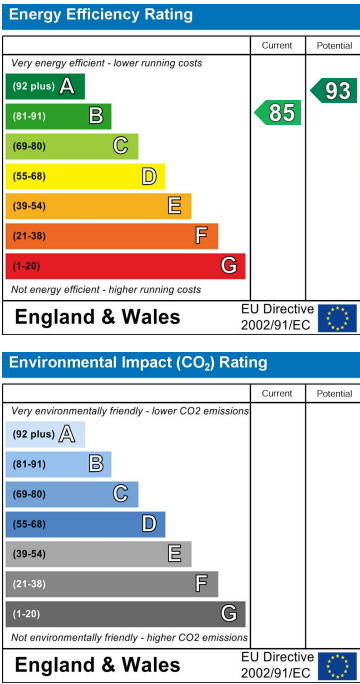
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.