



MAYNARD  
ESTATES



40 Mossdale, Coalville, LE67 5BL

Offers over £525,000





# Brief Description

Located within Whitwick, this EXQUISITE detached house has undergone a comprehensive renovation from top to bottom. The home boasts a STUNNING BESPOKE kitchen diner and new bathrooms. The property has been rewired, all windows and roof have been replaced, along with a NEWLY INSTALLED boiler and heating system.

Presenting a perfect blend of MODERN LUXURY and traditional elegance. Having four spacious first floor bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style.

As you enter, you are greeted by a welcoming entrance hall featuring a BEAUTIFULL PORCELAIN tiled floor that flows seamlessly into the stunning bespoke kitchen diner. This culinary haven boasts a comprehensive range of units, highlighted by a STRIKING QUARTZ waterfall worktop and a seamless sink with a mixer tap. The kitchen is equipped with HIGH-END integrated Neff appliances, including a dishwasher, fridge/freezer, slide and hide oven and steam oven, ensuring that every culinary need is met. The full rear bifold doors invite natural light and open up to the SOUTH-FACING GARDEN.

The LIVING ROOM is complete with a multi-fuel burning stove and a MAGNIFICENT 300-year-old oak mantle, creating a warm and inviting atmosphere. Additionally, the VERSITILE family room can serve as a fifth bedroom, complemented by a convenient shower room nearby.

Upstairs, the landing provides AMPLE STORAGE and leads to four GENEROUS, KINGSIZED bedrooms, including a master suite with its own en-suite bathroom. The family bathroom is equally IMPRESSIVE, showcasing modern fixtures and finishes. The loft space is fully boarded, offering additional storage.

EXTERNALLY, the substantial south-facing garden features sandstone patios, expansive lawns, and mature trees, all enclosed within a secure boundary. The property also boasts a block-paved driveway with parking for multiple vehicles, an electric charging point, and a double garage with internal access to the house.

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## ON THE GROUND FLOOR

Entrance Hall

Living Room 17'9" x 11'9" (5.41m x 3.58m)

Family Room / Bedroom 5 17'11" x 10'11" (5.46m x 3.33m)

Shower Room 9'8" x 6'3" (2.95m x 1.91m)

Kitchen Diner 21'6" x 15'0" (6.55m x 4.57m)

## ON THE FIRST FLOOR

Landing

Master Bedroom 18'5" x 10'2" (5.61m x 3.10m)

En Suite 6'1" x 10'1" (1.85m x 3.07m)

Bedroom 2 10'11" x 11'8" (3.33m x 3.56m)



Bedroom 3	10'10" x 10'9" (3.30m x 3.28m)
Bedroom 4	9'3" x 11'2" (2.82m x 3.40m)
Family Bathroom	8'3" x 8'0" (2.51m x 2.44m)

#### ON THE OUTSIDE

Rear Garden	
Driveway	
Garage	14'3" x 14'4" (4.34m x 4.37m)

## Key Features

- 4/5 Kingsized Bedroom Detached
- Substantial South Facing Rear Garden
- Living Room With Multi Fuel Stove
- Ground Floor Shower Room
- Large Driveway & Double Garage
- Extensive Renovation Undergone
- Stunning Bespoke Dining Kitchen
- Four Piece En Suite To Master
- Four Piece Family Bathroom
- Virtual Property Tour Available









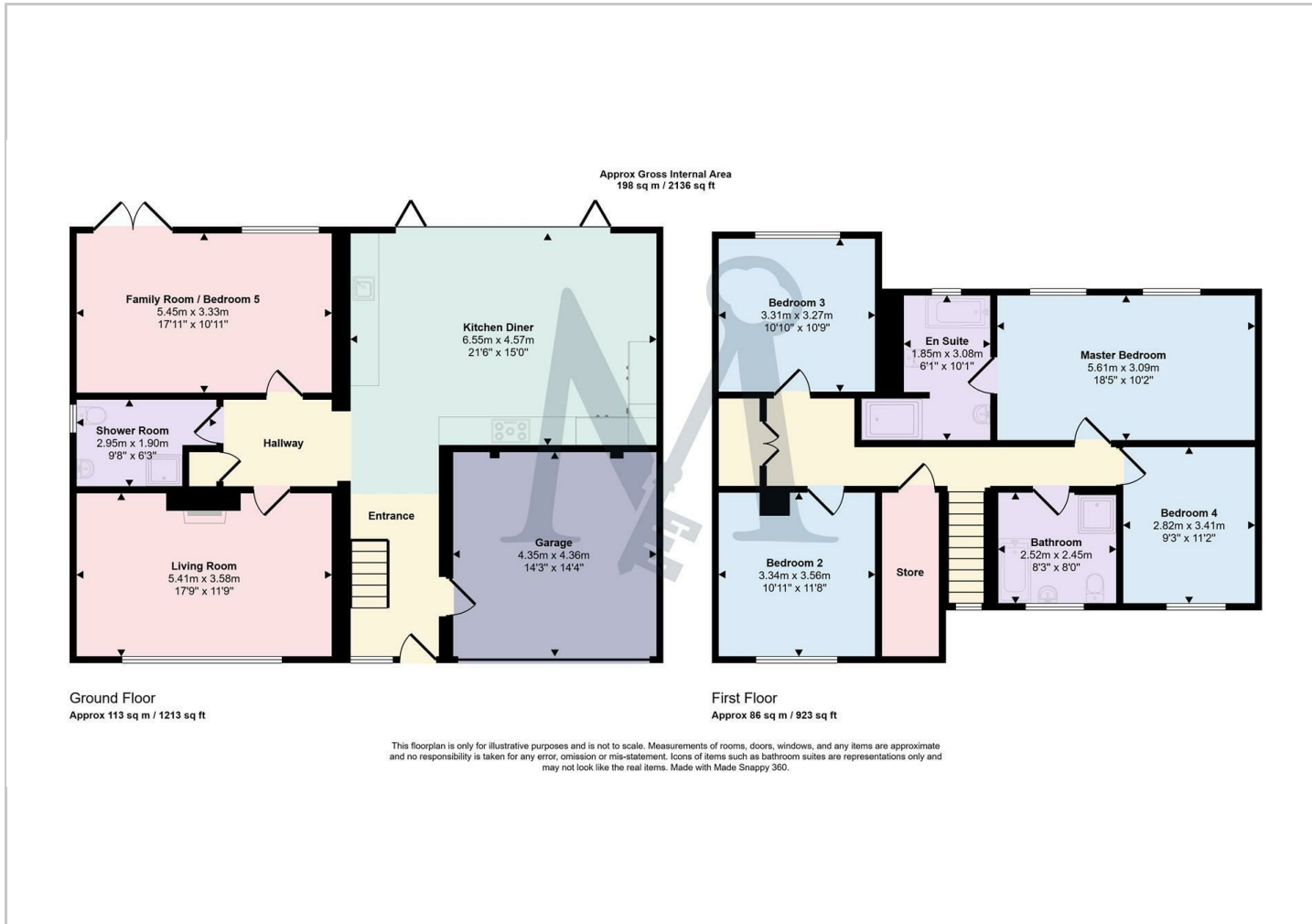




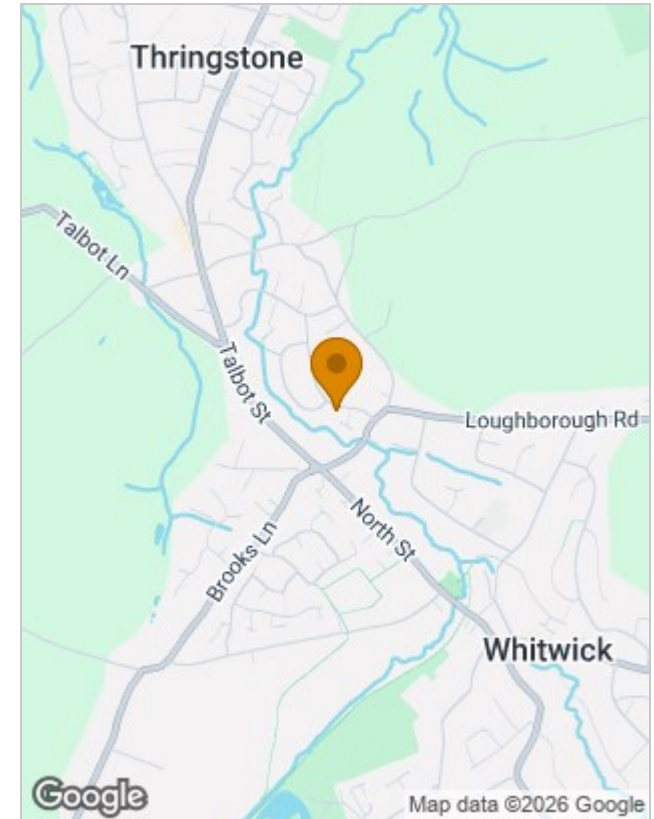




## Floor Plans



## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Current: 77  
Potential: 81

## 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.