

MAYNARD
ESTATES

3 Greenfields Drive

Coalville, LE67 4DJ

£260,000

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Brief Description

A beautifully presented and well-maintained period bay-fronted semi-detached family home, pleasantly situated within a quiet cul-de-sac on the outskirts of Coalville. Offering attractive accommodation over two floors, the property combines charming period features with modern comforts and is ideally suited to family life.

A welcoming entrance porch leads into the entrance hall, featuring an attractive staircase with iron spindle balustrading and a convenient ground floor WC. The spacious bay-fronted lounge features a double-glazed bay window, wood flooring, oak mantle, wall-mounted lighting and an impressive wood-burning stove.

To the rear is a delightful dining room with period fireplace and open fire, double-glazed window and French doors opening onto the landscaped garden. The adjacent modern kitchen is fitted with a range of wall and base units, integrated oven, four-ring gas hob and extractor, stainless steel sink, microwave and fridge freezer, together with ceiling spotlights and attractive tile-effect floor.

A useful rear lobby provides access to the garden and a utility cupboard with additional storage along with space and plumbing for a washing machine.

The first floor provides three bedrooms, comprising two generous doubles and a further single, together with a stylish four-piece family bathroom incorporating a large bath, separate double shower, WC and wash hand basin. Further features include a feature tiled splashback, double-glazed window, LED vanity mirror and attractive LVT flooring.

The beautifully landscaped rear garden is a particular feature, enjoying large artificial lawn and paved sandstone patio areas, creating an excellent space for outdoor entertaining and relaxation.

The property also benefits from a detached single garage with light and power, together with a tarmac driveway providing off-road parking for multiple vehicles.

Early viewing highly advised.



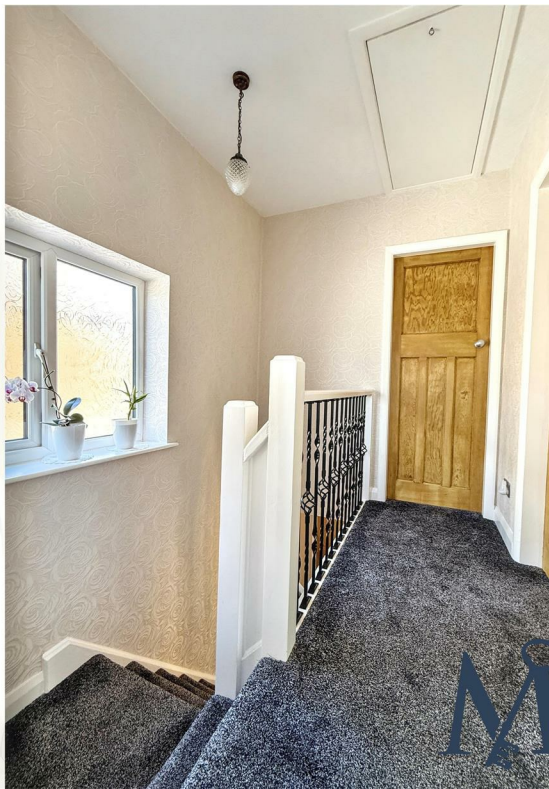
























ON THE GROUND FLOOR

Entrance Hall

Cloakroom W/C

Living Room
11'3" x 13'2" (3.43m x 4.01m)

Dining Room
10'4" x 12'2" (3.15m x 3.71m)

Kitchen
6'4" x 8'8" (1.93m x 2.64m)

Rear Lobby

Utility Cupboard

ON THE FIRST FLOOR

Landing

Bedroom One
11'11" x 11'11" (3.63m x 3.63m)

Bedroom Two
9'6" x 11'11" (2.90m x 3.63m)

Bedroom Three
6'5" 6'10" (1.96m 2.08m)

Family Bathroom

ON THE OUTSIDE

Rear Garden

Driveway

Garage
9'8" x 18'0" (2.95m x 5.49m)















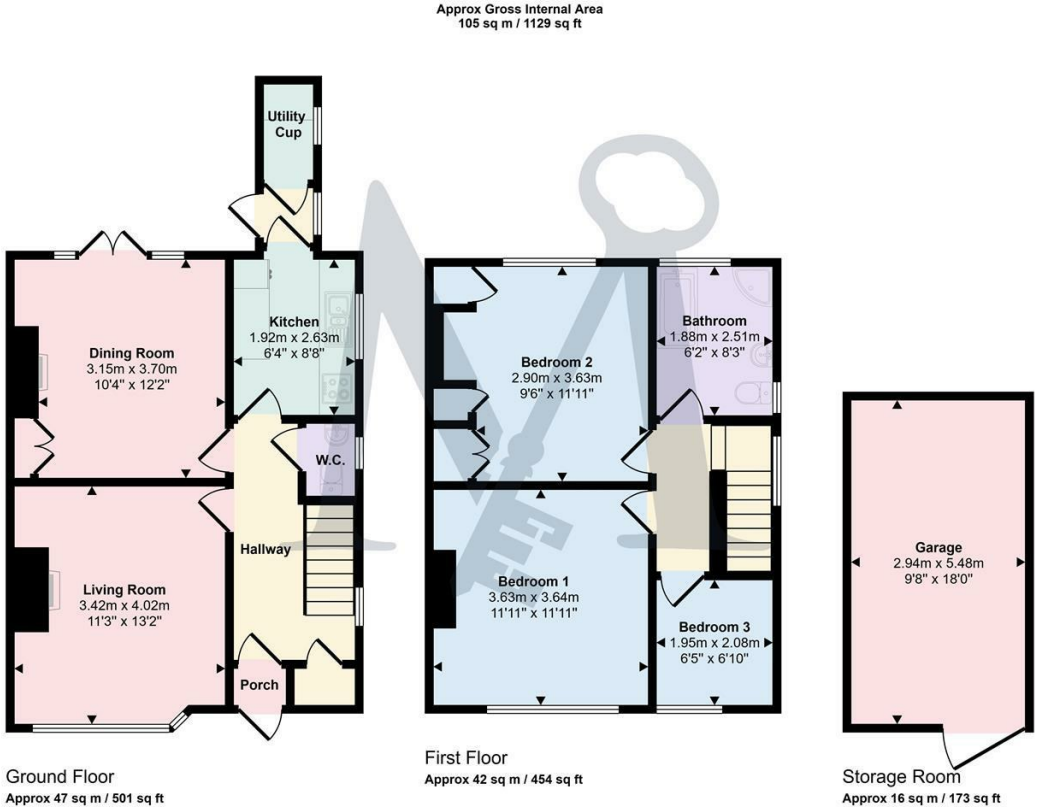




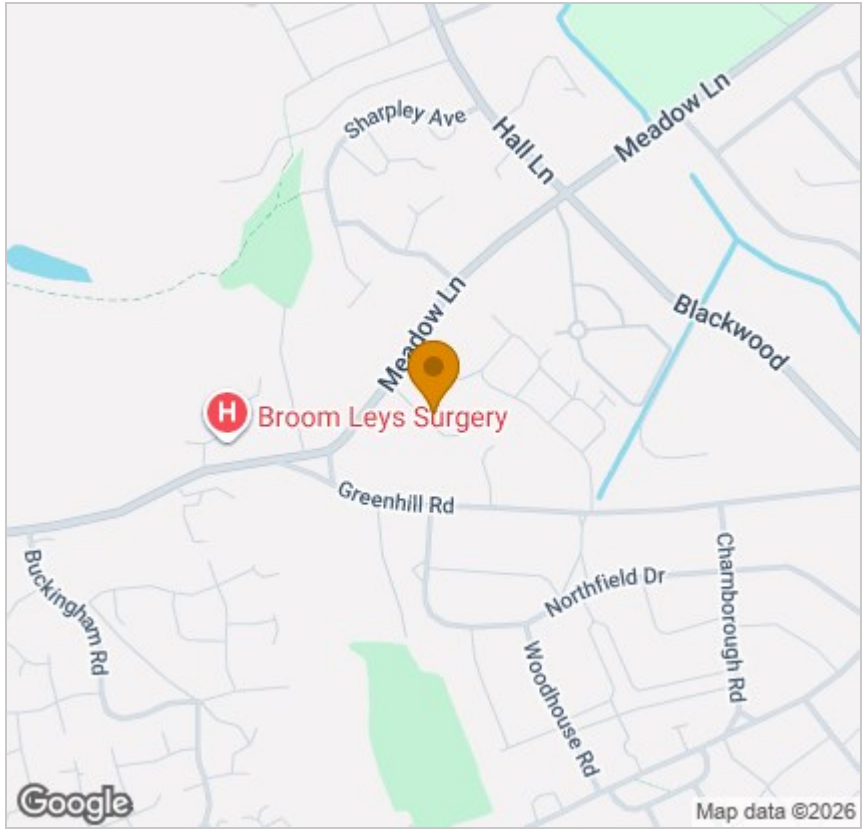




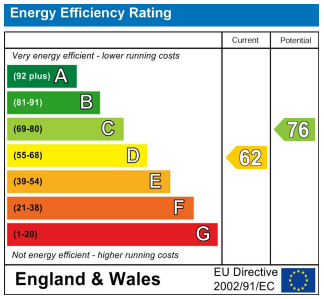
Floor Plan



Area Map



Energy Efficiency Graph



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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