

16 Devana Avenue

Coalville, LE67 4BQ

Asking price £250,000

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THIS IS OUR HAPPY PLACE

Brief Description

A BEAUTIFULLY PRESENTED three-bedroom semi-detached home, ideally suited to first-time buyers, couples or young families. Situated on the edge of the town centre, the property has been well maintained and improved by the current owners, offering stylish, ready-to-move-into accommodation alongside a superb landscaped rear garden and versatile garden room.

The ground floor comprises a welcoming entrance hall, cosy front living room with double-glazed bay window and feature fireplace, and an IMPRESSIVE OPEN PLAN KITCHEN DINER. The kitchen is fitted with attractive cream Shaker-style units, an integrated oven, gas hob and peninsula breakfast bar, while the dining area provides ample space for entertaining, with double-glazed doors opening directly onto the rear garden. A useful adjoining utility area provides additional space for appliances and storage.

To the first floor are two well-proportioned double bedrooms, with the rear bedroom benefiting from built-in wardrobes with sliding mirrored doors and a fitted dressing table. The third bedroom is a good-sized single room, ideal as a nursery, child's bedroom or home office. Completing the accommodation is a MODERN THREE PIECE FAMILY BATHROOM with panelled bath and mains-fed rainfall shower.

Externally, the property enjoys a BEAUTIFULLY LANDSCAPED REAR GARDEN, featuring an attractive raised decked seating area, paved patio, generous lawn and additional seating areas. A particularly useful feature is the VERSATILE GARDEN ROOM, created through a partial garage conversion and currently arranged as a cosy snug/bar, offering potential for use as a home office, hobby room or entertaining space. The remaining garage provides useful storage.

To the front is a garden with a mature tree and a partially shared driveway leading to the SINGLE GARAGE.



























ON THE GROUND FLOOR

Entrance Hall

Living Room
12'3" x 13'6" (3.74 x 4.13)

Dining Room
10'10" x 12'7" (3.32 x 3.84)

Kitchen
8'6" x 8'11" (2.6 x 2.72)

Utility
3'11" x 6'11" (1.2 x 2.13)

ON THE FIRST FLOOR

Landing

Bedroom One
9'0" x 12'8" (2.76 x 3.88)

Bedroom Two
11'1" x 13'10" (3.4 x 4.22)

Bedroom Three
7'8" x 6'6" (2.35 x 2)

Bathroom
8'0" x 9'3" (2.44 x 2.84)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Garage
8'4" x 6'2" (2.55 x 1.9)

Garden Room
8'0" x 7'6" (2.44 x 2.29)

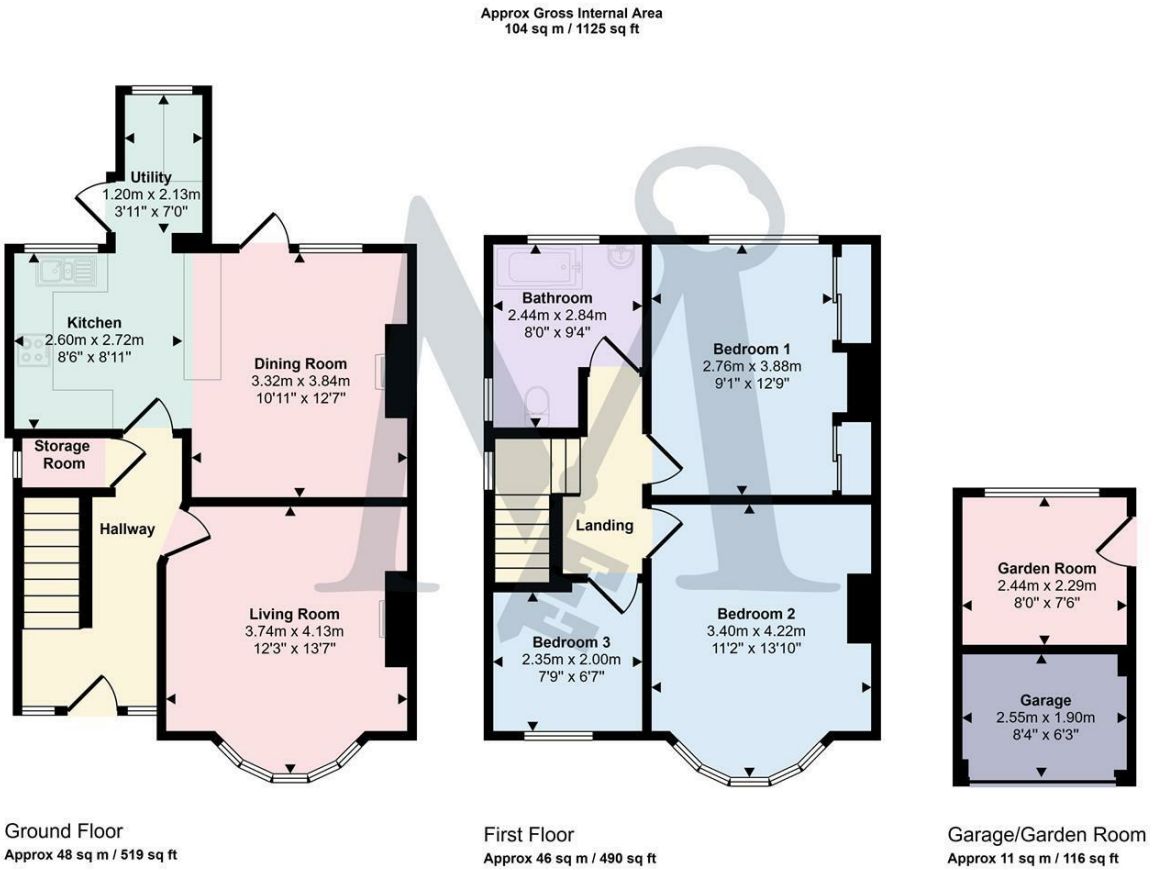






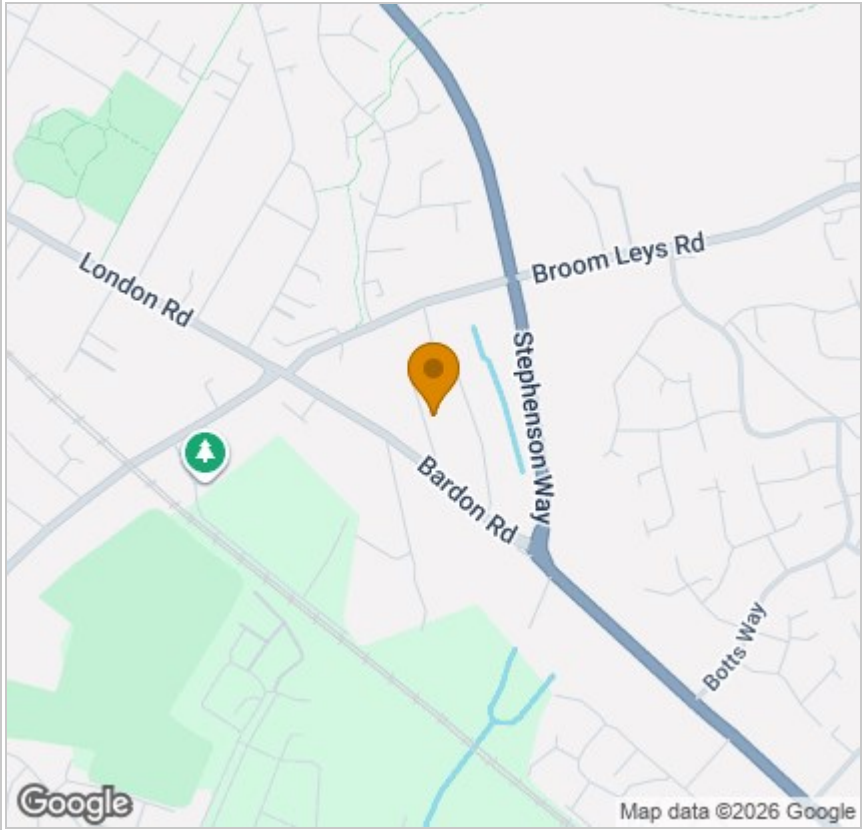

STRONGBOW
Alex's Gin

Floor Plan

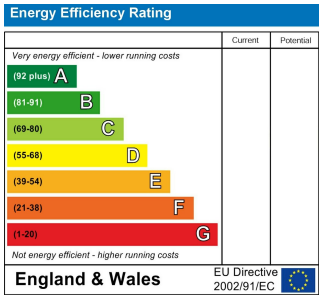


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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