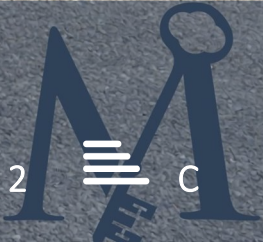




215 Ashburton Road  
Hugglescote, Coalville, LE67 2HE

£260,000



## Brief Description

This well maintained two bedroom detached bungalow occupies a GENEROUS PLOT and offers spacious, versatile accommodation with excellent potential for a purchaser to personalise. Benefiting from a recently replaced combination boiler, an extended conservatory, useful loft room, extensive off road parking and a larger than average detached garage. Offered with NO UPWARD CHAIN.

The accommodation comprises an entrance hall providing access to all rooms and a pull down ladder to the loft room. The spacious lounge features a stone effect fireplace with multi fuel burning stove, with sliding patio doors opening into the IMPRESSIVE CONSERVATORY. Extending across the full width of the property, the conservatory creates a superb additional reception area with full height double glazed, sliding doors and pleasant views over the rear garden.

The kitchen is fitted with a range of wall and base units and includes an integrated Bosch oven and grill, four ring gas hob with extractor hood, one and a half bowl sink unit and space for further appliances. There are two well proportioned double bedrooms, with the main bedroom benefiting from an extensive range of fitted wardrobes, drawers and storage units. The shower room is fitted with a modern white suite comprising a walk in shower, WC and wash hand basin.

A particular feature is the USEFUL LOFT ROOM, which incorporates built in storage and provides flexible space suitable for hobbies, crafts, home working or general storage.

Outside, the property enjoys a landscaped front garden and a substantial driveway providing PARKING FOR SEVERAL VEHICLES, caravan or motorhome. The detached one and a half garage benefits from a roller shutter door, power, lighting and side and rear access.

The GENEROUS REAR GARDEN enjoys an open outlook and is predominantly laid to lawn with established planting, shrubs and enclosed fencing.





## ON THE GROUND FLOOR

Entrance Hall

Living Room  
10'9" x 17'1" (3.29 x 5.21)

Conservatory  
20'7" x 7'1" (6.28 x 2.17)

Kitchen  
9'7" x 10'8" (2.93 x 3.26)

Bedroom One  
10'7" x 13'3" (3.24 x 4.05)

Bedroom Two  
9'6" x 8'3" (2.9 x 2.53)

Shower Room  
5'2" x 6'7" (1.59 x 2.03)



## ON THE FIRST FLOOR

Loft Room  
9'5" x 18'2" (2.88 x 5.54)

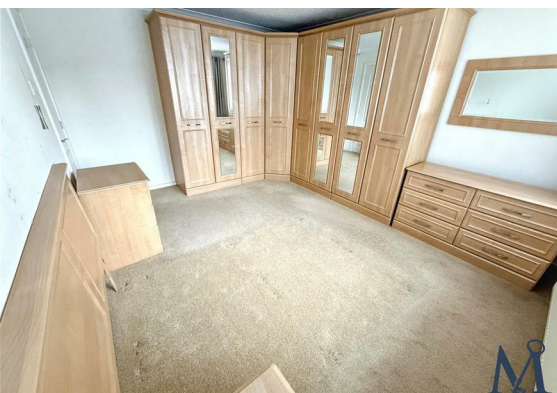
## ON THE OUTSIDE

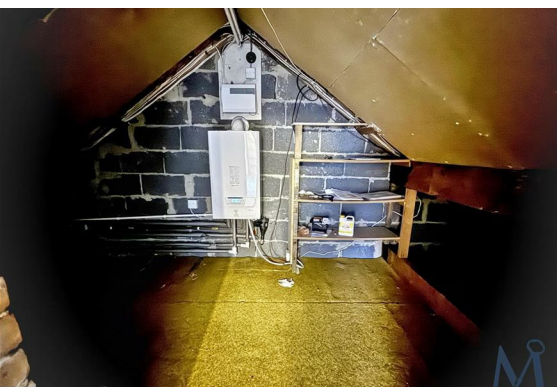
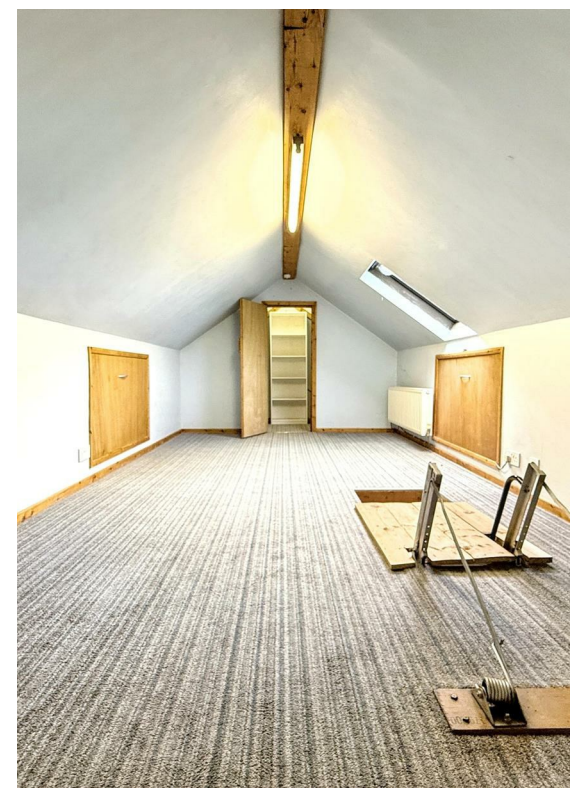
Front Garden

Driveway

Detached 1.5 Garage  
14'2" x 17'3" (4.34 x 5.28)

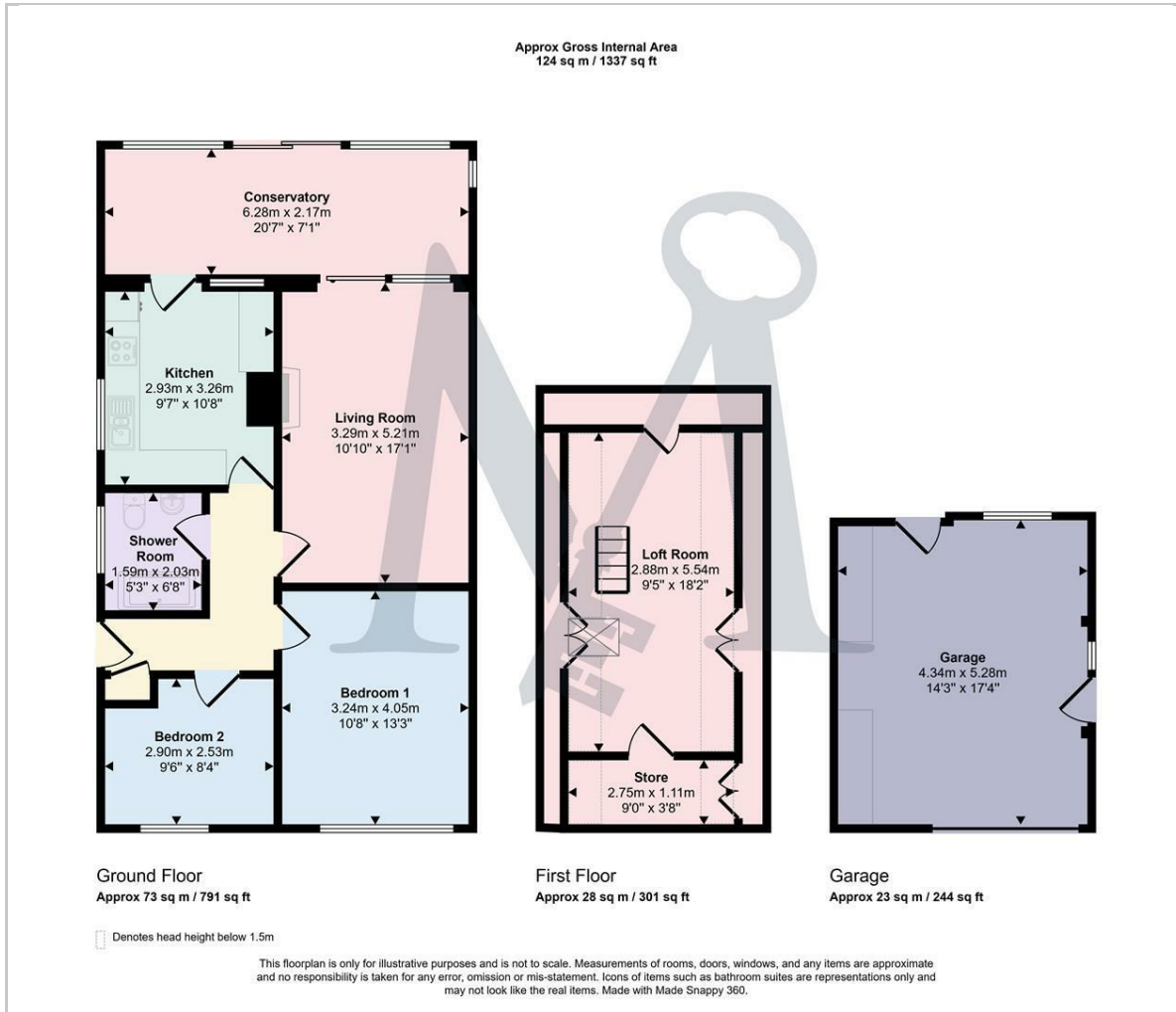
Rear Garden







## 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

