

59 Frearson Road, Coalville, LE67 2DU

£350,000

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Brief Description

This exquisite four-bedroom detached house, BUILT BY BLOOR HOMES IN 2018, offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a welcoming entrance hall adorned with stylish tiled flooring, leading to a CONENIENT GROUND FLOOR WC and a VERSITILE PLAYROOM OR STUDY, ideal for both work and leisure.

The SPACIOUS LIVING ROOM boasts dual aspect windows, flooding the space with natural light, while the true highlight of this home is the STUNNING OPEN PLAN KITCHEN LIVING DINER at the rear. This contemporary area features a range of light grey wall and base units, complemented by a matching central island. Equipped with an integrated double oven and grill, a four-ring hob, and an integrated dishwasher, this kitchen is a culinary enthusiast's dream. The space also accommodates an American fridge/freezer and offers plumbing for a washing machine and dryer, making it both functional and stylish. FRENCH DOORS OPEN ONTO THE REAR garden, seamlessly connecting indoor and outdoor living. This is the perfect kitchen to entertain and socialise with friends or family,

The first floor landing provides access to all FOUR WELL PROPORTIONED BEDROOMS, with the master bedroom benefiting from BUILT-IN WARDROBES AND A MODERN EN SUITE shower room. The family bathroom is equally impressive, featuring a four-piece suite with both a bath and a separate shower unit with a mirrored wall, stylish tiled shower surround and tiled flooring.

Externally, the rear garden is a MIX of paved patios and lawn, complete with a charming pergola and a timber shed equipped with light and power. The front garden is also laid to lawn, with a pathway leading to the front door. A tarmac driveway offers OFF-ROAD PARKING FOR MULTIPLE VEHICHLES and leads to a LARGE SINGLE GARAGE, which also has light and power supply.

This WELL-PRESENTED FAMILY HOME is perfect for those seeking a modern lifestyle in a tranquil setting, making it an ideal choice for families or professionals alike.





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ON THE GROUND FLOOR

Entrance Hall	
Ground Floor WC	
Study/Play Room	6'8" x 8'6" (2.03m x 2.59m)
Living Room	11'6" x 17'1" (3.51m x 5.21m)
Kitchen Dining Area	17'0" x 14'4" (5.18m x 4.37m)
Sitting Area	7'9" x 8'7" (2.36m x 2.62m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	9'10" x 10'6" (3.00m x 3.20m)
En Suite	5'5" x 7'1" (1.65m x 2.16m)
Bedroom 2	11'6" x 8'2" (3.51m x 2.49m)
Bedroom 3	9'7" x 9'1" (2.92m x 2.77m)



Bedroom 4	6'4" x 9'1" (1.93m x 2.77m)
Family Bathroom	8'4" x 7'10" (2.54m x 2.39m)

ON THE OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Single Garage	9'10" x 19'11" (3.00m x 6.07m)





Key Features

- En Suite To Master Bedroom
- Open Plan Living Kitchen Diner
- Separate Study / Play Room
- Gardens To Front And Rear
- Beautifully Presented Accommodation
- Four Piece Family Bathroom
- Vaulted Ceilings & Island Kitchen
- Spacious Living Room
- Driveway Parking And Single Garage
- Virtual Property Tour Available


First Mr. Mother
Forever My Friend








NAKED






NAKED







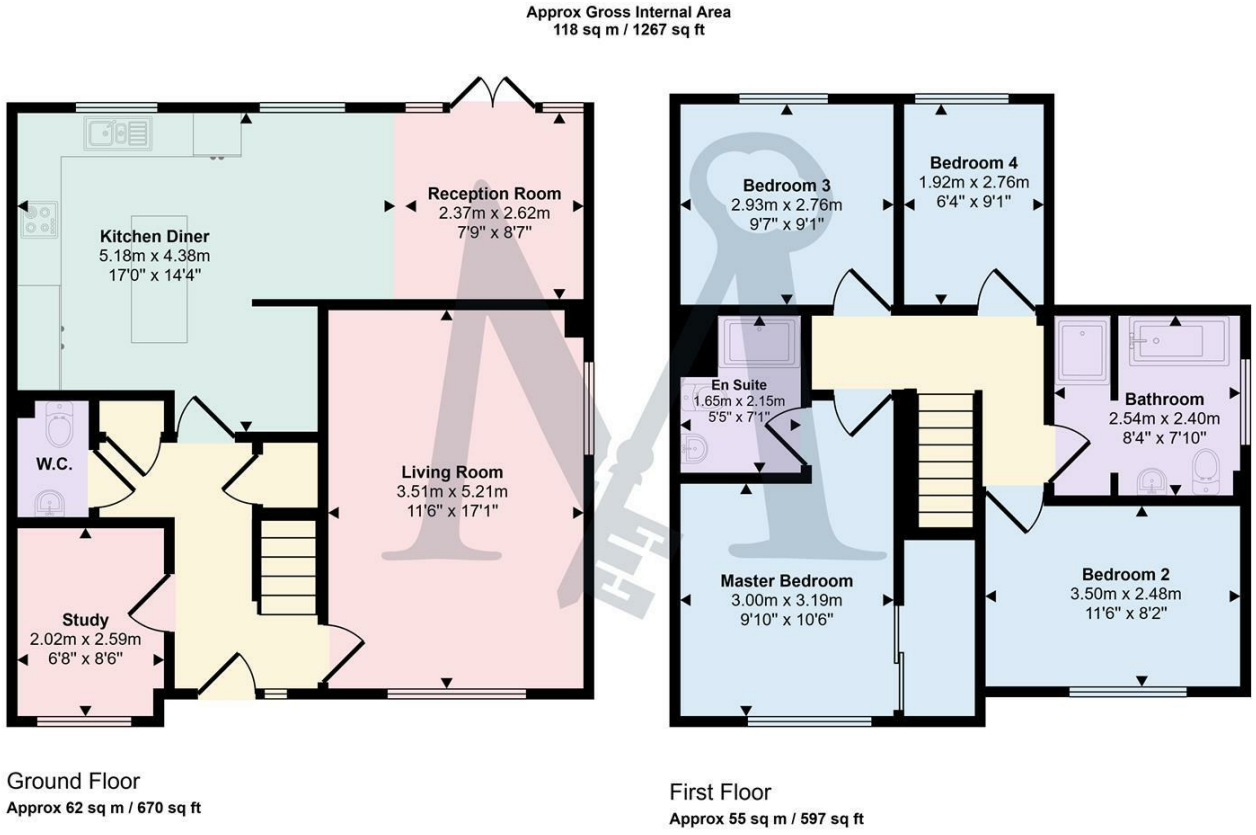




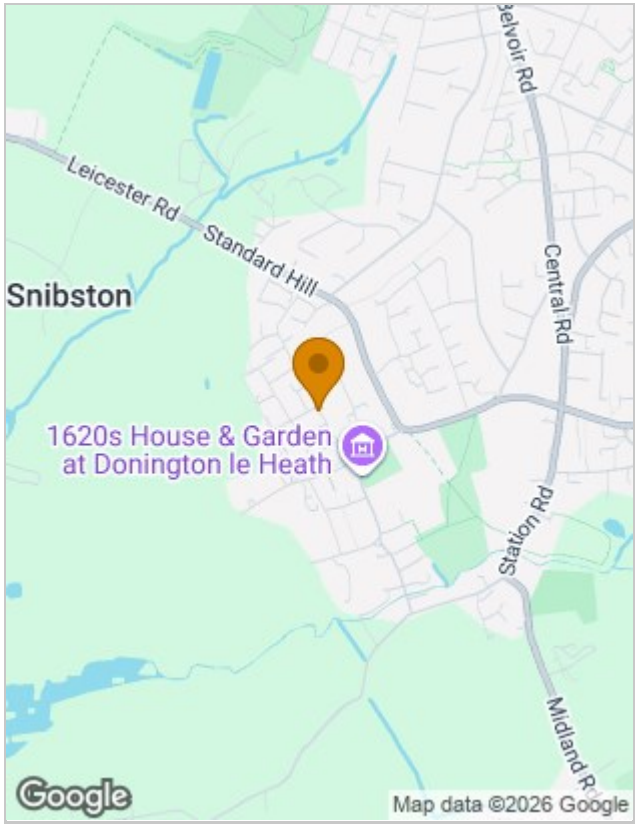




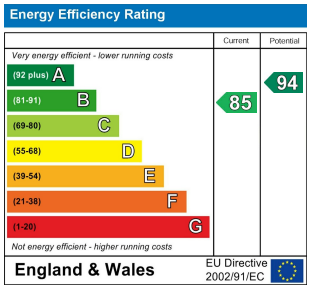
Floor Plans



Location Map



Energy Performance 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.

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.

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